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Pladda Way, Helensburgh, Argyll And Bute. G84 9SE





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Located within the sought-after Clyde Arran Estate, 13 Pladda Way is an incredible five-bedroom detached villa that has been transformed by the current Vendors with the addition of a double height and vast rear extension.

Offered to the market in impeccable condition both internally and externally the property offers an impressive square footage of around 2,000 square feet. The attention to detail is evident throughout with no expense spared on the finishing touches.

EPC Band C

Council Tax Band F





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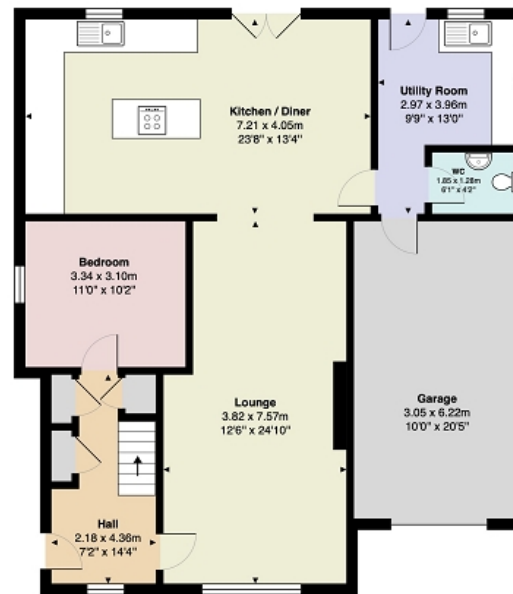
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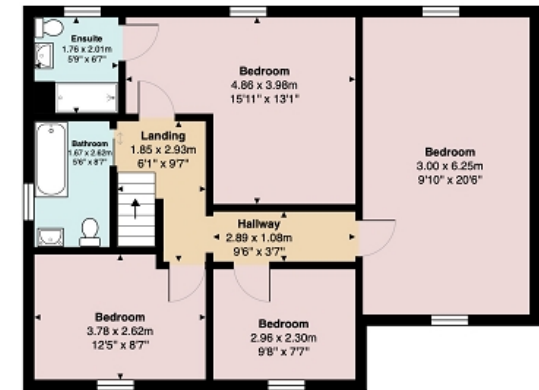


Measurements

Hallway	14' 04" Max x 7' 02" Max or 4.37m Max x 2.18m Max
Bedroom 5	11' 0" x 10' 02" or 3.35m x 3.10m
Lounge	24' 10" Max x 12' 06" Max or 7.57m Max x 3.81m Max
Kitchen/Diner	23' 08" x 13' 04" or 7.21m x 4.06m
Utility Room	13' 0" Max x 9' 09" Max or 3.96m Max x 2.97m Max
WC	6' 01" x 4' 02" or 1.85m x 1.27m
Landing	9' 07" Max x 6' 01" Max or 2.92m Max x 1.85m Max
Hallway	9' 06" x 3' 07" or 2.90m x 1.09m
Bedroom 1	15' 11" Max x 13' 01" Max or 4.85m Max x 3.99m Max
En Suite	6' 07" Max x 5' 09" Max or 2.01m Max x 1.75m Max
Bedroom 2	20' 06" x 9' 10" or 6.25m x 3.00m
Bedroom 3	12' 05" Max x 8' 07" Max or 3.78m Max x 2.62m Max
Bedroom 4	9' 08" x 7' 07" or 2.95m x 2.31m
Bathroom	8' 07" x 5' 06" or 2.62m x 1.68m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by March 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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