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Caldwell Place, Rhu, Helensburgh, Argyll And Bute. G84 8RH





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Located within the picturesque conservation village of Rhu, 1 Caldwell Place is a substantial two-bedroom upper cottage flat that has the advantage of private main door access and offers over 1,000 square feet of living space.

Internally the property is bright and airy and enjoys open outlooks to the front over neighbouring park land. As mentioned, access is via a private internal staircase which leads to a welcoming landing which has three useful store cupboards. The lounge is a lovely size and has an adjoining dining room which was formerly the third bedroom. The dining room could be reinstated as a bedroom if required with the installation of a patrician non-structural wall. The kitchen is to the rear of the property and is fitted with traditional style units with plenty of space for free-standing white-goods. The property has two excellent sized double bedrooms both with built-in storage and the principle enjoying dual aspects. The shower room is also well-proportioned with a large shower enclosure and vanity sink. The property has gas central heating with the boiler having been replaced in recent years.

Externally the property has an area of private garden with on-street parking available directly outside. The village of Rhu has excellent local amenities including a wonderful primary school with the larger town of Helensburgh being a five-minute car or bus journey.

EPC Band D
Council Tax Band C



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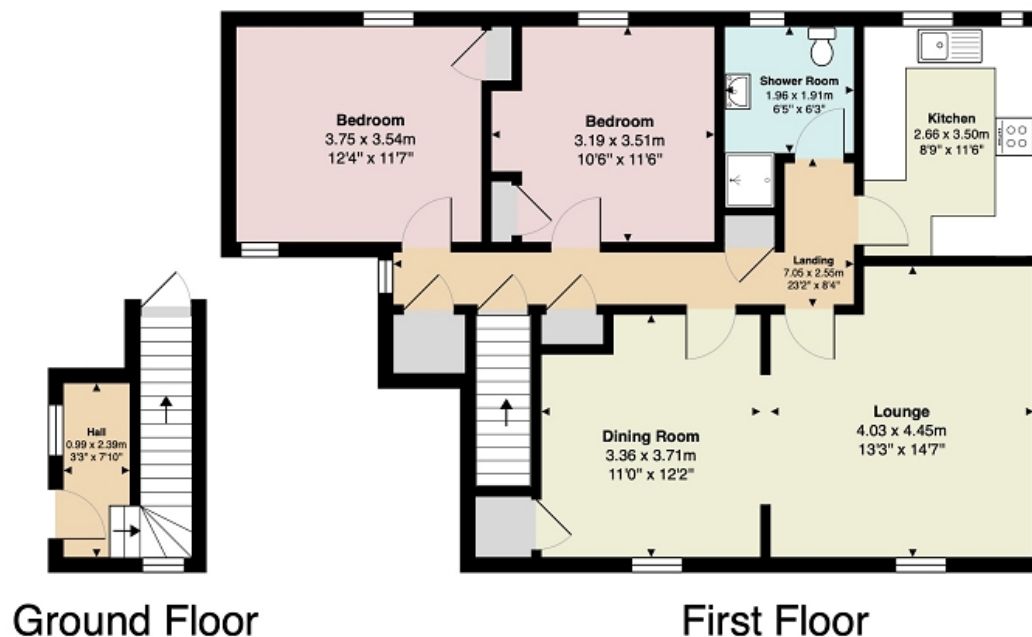
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Measurements

Hallway	7' 10" Max x 3' 03" Max or 2.39m Max x 0.99m Max
Landing	23' 02" Max x 8' 04" Max or 7.06m Max x 2.54m Max
Lounge	14' 07" Max x 13' 03" Max or 4.45m Max x 4.04m Max
Dining Room	12' 02" Max x 11' 0" Max or 3.71m Max x 3.35m Max
Kitchen	11' 06" x 8' 09" or 3.51m x 2.67m
Bedroom 1	12' 04" x 11' 07" or 3.76m x 3.53m
Bedroom 2	11' 06" Max x 10' 06" Max or 3.51m Max x 3.20m Max
Shower Room	6' 05" Max x 6' 03" Max or 1.96m Max x 1.91m Max



All measurements are approximate and for display purposes only

Contact our office for further details



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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 June 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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**McArthur
Stanton**
Letting & Estate Agents