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Duncan Road, Helensburgh, Argyll And Bute. G84 9DJ





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Located on the upper east side of Helensburgh, The Glade Estate was originally built in the late 1960's and offers a range of family homes of different styles and sizes.

Deceptive in size, 1 Duncan Road is a spacious extended detached villa offering around 1,130 square feet of living space. The property sits within a large plot which is south facing to the rear and enjoys all day sunshine in the summer months.

The ground floor of the property is perfectly formed for family living and has three public spaces. A bright lounge which has a bay window overlooking the front garden, a family room and a dining room which could be utilised as a fourth ground floor bedroom if required as it has the advantage of an adjoining shower room and patio doors accessing a raised decking. The kitchen is fitted with modern white gloss units and has a range of integral appliances, space for free-standing white-goods and an opening into a handy utility area which has a courtesy door outside.

Upstairs the property has three well proportioned bedrooms two of which are large doubles and the third is a spacious single ideal for using as a home office. The family bathroom is modern in design with a neutral suite and LED spotlighting. Particular note should mention the glorious views from the second bedroom to the rear of the property towards the Firth of Clyde and Ardmare Point.

Externally 1 Duncan Road sits within vast mature gardens and as mentioned the rear benefits from being south facing. The property also has a detached garage/workshop and an additional shed/summer house to the side of the property. A private driveway offers off-street parking for multiple vehicles.

EPC Band D
Council Tax Band E



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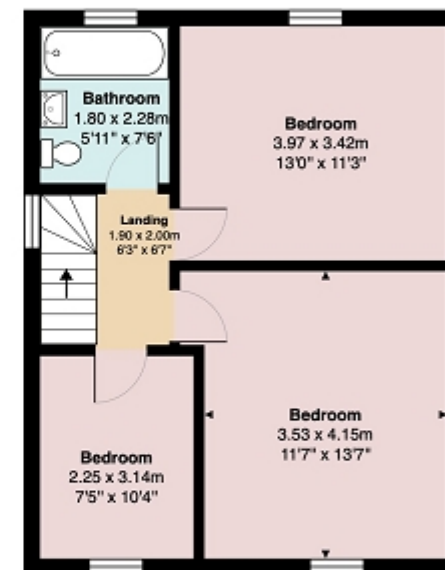


Measurements

Hallway	12' 0" Max x 6' 03" Max or 3.66m Max x 1.91m Max
Lounge	13' 11" Max x 12' 11" Max or 4.24m Max x 3.94m Max
Family Room	10' 11" x 10' 04" or 3.33m x 3.15m
Dining Room	9' 08" x 9' 05" or 2.95m x 2.87m
Shower Room	9' 08" Max x 6' 01" Max or 2.95m Max x 1.85m Max
Kitchen	10' 09" x 8' 10" or 3.28m x 2.69m
Utility Room	6' 08" Max x 6' 02" Max or 2.03m Max x 1.88m Max
Landing	6' 07" x 6' 03" or 2.01m x 1.91m
Bedroom 1	13' 07" Max x 11' 07" Max or 4.14m Max x 3.53m Max
Bedroom 2	13' 0" x 11' 03" or 3.96m x 3.43m
Bedroom 3	10' 04" x 7' 05" or 3.15m x 2.26m
Bathroom	7' 06" x 5' 11" or 2.29m x 1.80m



Ground Floor



First Floor

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

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