



10

Dennistoun Crescent, Helensburgh, Argyll And Bute. G84 7JE





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Located within the popular pocket of South Colgrain, 10 Dennistoun Crescent is a superb extended four-bedroom semi detached villa that offers around 1,300 square feet of internal accommodation and a vast private west facing garden.

Originally built in the mid 1970's, 10 Dennistoun Crescent has the advantage of a large ground floor extension making the property one of the largest homes of its type to be marketed of late. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is a fabulous size at nearly twenty-five feet in length with dual aspects and ample space for a dining area if required. The kitchen is fitted with modern white gloss units and has a full range of integral appliances. The kitchen has space for a breakfast table ideal for informal dining and patio doors accessing the garden. Adjoining the kitchen is a handy utility room and shower room. Completing the ground floor is a stunning principle bedroom which has a large picture window overlooking the front garden.

Upstairs the property has three further bedrooms two of which are excellent doubles and the third is a large single. The family bathroom is modern in design and has been fitted with a neutral suite, modern tiling and wet-wall for ease of maintenance. The property is double glazed and has gas central heating.

Externally 10 Dennistoun Crescent sits within an amazing plot with the rear garden enjoying a west facing position which captures the afternoon and evening sunshine. The rear garden is mainly laid to lawn and has a large patio and decking. There is also a shed and detached wooden garage. The property also has a private mono-block driveway with parking for multiple vehicles. The location is ideal being within close proximity of Craigmadoran train station and Hermitage Academy.

EPC Band D  
Council Tax Band E



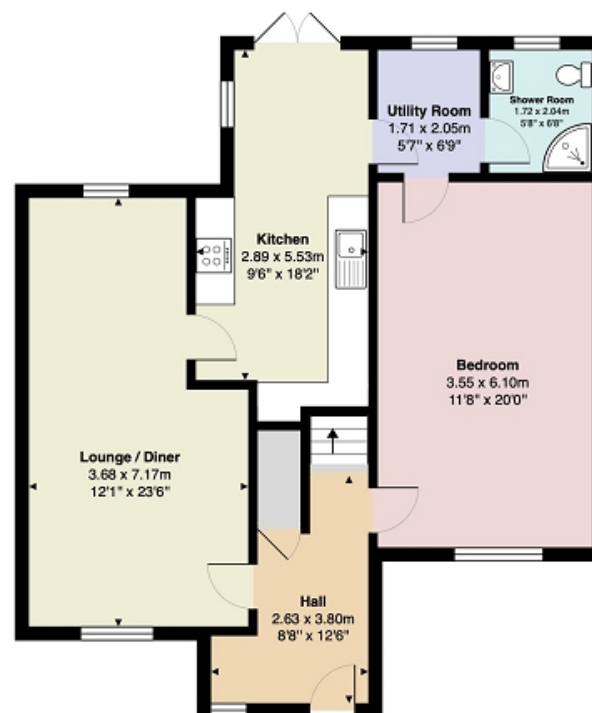
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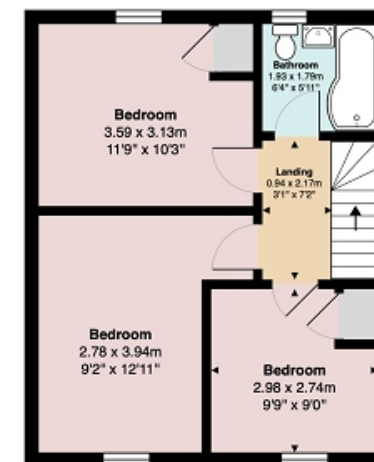


## Measurements

Hallway	12' 06" Max x 8' 08" Max or 3.81m Max x 2.64m Max
Lounge/diner	23' 06" Max x 12' 01" Max or 7.16m Max x 3.68m Max
Kitchen	18' 02" Max x 9' 06" Max or 5.54m Max x 2.90m Max
Utility Room	6' 09" x 5' 07" or 2.06m x 1.70m
Shower Room	6' 08" x 5' 08" or 2.03m x 1.73m
Bedroom 1	20' 0" x 11' 08" or 6.10m x 3.56m
Landing	7' 02" x 3' 01" or 2.18m x 0.94m
Bedroom 2	12' 11" Max x 9' 02" Max or 3.94m Max x 2.79m Max
Bedroom 3	11' 09" Max x 10' 03" Max or 3.58m Max x 3.12m Max
Bedroom 4	9' 09" Max x 9' 0" Max or 2.97m Max x 2.74m Max
Bathroom	6' 04" x 5' 11" or 1.93m x 1.80m



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

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