



**McArthur
Stanton**
Letting & Estate Agents

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Clachan Road, Rosneath, Helensburgh, Argyll And Bute. G84 0RJ

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Located within the village of Rosneath, 55 Clachan Road is a deceptively spacious four-bedroom end-terrace villa which offers over 1,000 square feet of living space and private front and rear gardens.

The property has recently been decorated and re-carpeted throughout and offers a new owner a clean, blank canvas to make the property their own. This particular house type within the village rarely come to market offering fantastic value for money considering the spacious interior available. On entering there is a welcoming hallway which has access to the fourth bedroom. The lounge is a superb size with dual aspects over the front and rear gardens and ample space for a dining table and chairs if required. The kitchen is to the rear and is fitted with a selection of units and worktops and there is a courtesy door leading to the garden.

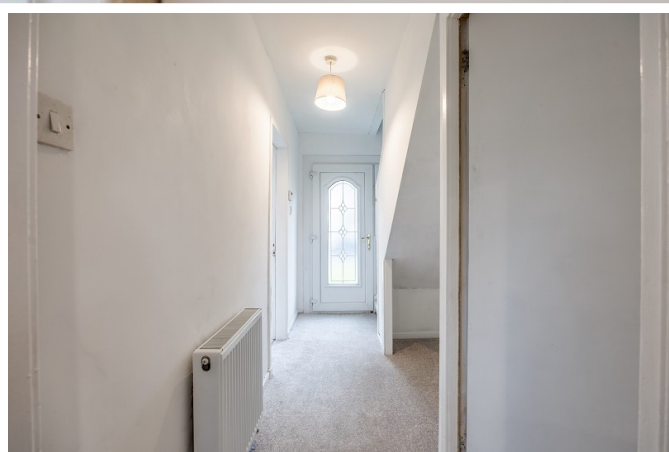
Upstairs the property has three further bedrooms the main being particularly spacious. The family bathroom is modern in design with the installation of wet wall for ease of maintenance. There are two handy store cupboards available on the landing. The property also benefits from Air Source central heating and as mentioned has just been recarpeted and decorated throughout.

Externally the property has easily maintained front and rear gardens with on-street parking directly outside. The rear of the property enjoys views over neighbouring green space. The village of Rosneath has a variety of local amenities with the larger town of Helensburgh being accessible by car within around twenty-five minutes.

EPC Band D
Council Tax Band C



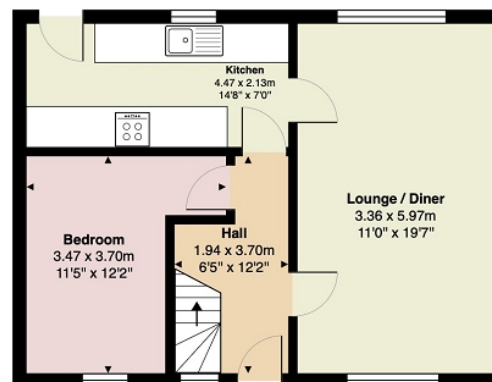
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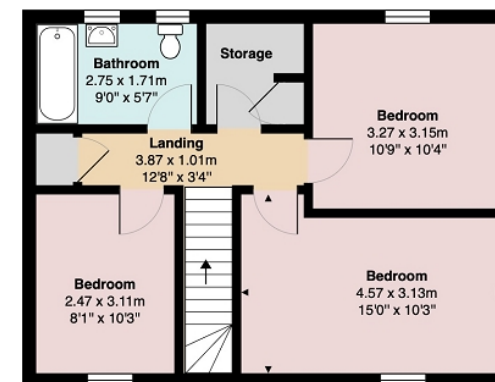


Measurements

Hallway	12' 02" Max x 6' 05" Max or 3.71m Max x 1.96m Max
Lounge/diner	19' 07" x 11' 0" or 5.97m x 3.35m
Kitchen	14' 08" x 7' 0" or 4.47m x 2.13m
Bedroom 4	12' 02" Max x 11' 05" Max or 3.71m Max x 3.48m Max
Landing	12' 08" x 3' 04" or 3.86m x 1.02m
Bedroom 1	15' 0" Max x 10' 03" Max or 4.57m Max x 3.12m Max
Bedroom 2	10' 09" x 10' 04" or 3.28m x 3.15m
Bedroom 3	10' 03" x 8' 01" or 3.12m x 2.46m
Bathroom	9' 0" x 5' 07" or 2.74m x 1.70m



Ground Floor



First Floor

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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