



34

Ben Bouie Drive, Helensburgh, Argyll And Bute. G84 7NA





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Located within the Kirkmichael area of Helensburgh, 34 Ben Bouie Drive is a deceptively spacious three-bedroom mid-terrace villa that enjoys a private south facing garden to the rear of the property.

Internally the property offers around 1,000 square feet of living space. On entering there is a welcoming entrance hallway which has a useful store cupboard. The lounge overlooks the private front garden and has ample space for a dining table and chairs if required. A door from the lounge leads to a modern fitted kitchen which has a large larder cupboard and a courtesy door accessing outside. Completing the ground floor is the family bathroom which is fitted with a neutral suite and tiling.

Upstairs the property has three well-proportioned double bedrooms. The main bedroom is particularly spacious and has the advantage of fitted storage. The property has double glazed windows and gas central heating.

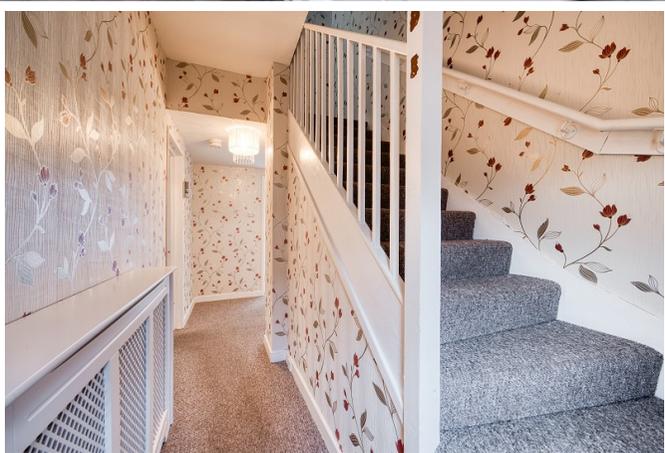
Externally as mentioned, to the rear of the property is an excellent sized private garden which enjoys a bright sunny south facing position. On street parking is available to the front directly outside.

EPC Band D
Council Tax Band C





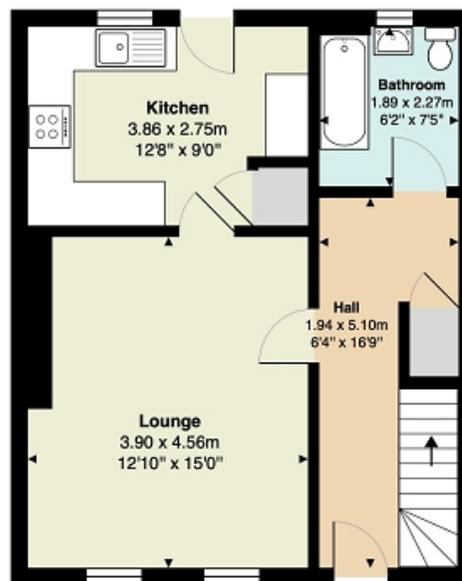
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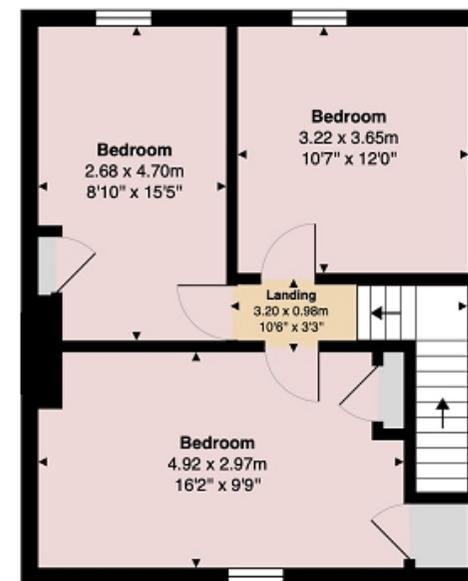


Measurements

Hallway	16' 09" Max x 6' 04" Max or 5.11m Max x 1.93m Max
Lounge	15' 0" Max x 12' 10" Max or 4.57m Max x 3.91m Max
Kitchen	12' 08" Max x 9' 0" Max or 3.86m Max x 2.74m Max
Bathroom	7' 05" x 6' 02" or 2.26m x 1.88m
Landing	10' 06" x 3' 03" or 3.20m x 0.99m
Bedroom 1	16' 02" Max x 9' 09" Max or 4.93m Max x 2.97m Max
Bedroom 2	15' 05" Max x 8' 10" Max or 4.70m Max x 2.69m Max
Bedroom 3	12' 0" x 10' 07" or 3.66m x 3.23m



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

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