



29

Lawrence Avenue, Helensburgh, Argyll And Bute. G84 7JH





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Located within the sought-after South Colgrain area of Helensburgh, 29 Lawrence Avenue is a superb three-bedroom semi-detached villa ideally positioned a stone's throw from Craigendoran train station and Hermitage Academy.

Deceptive in size the property is set over three-levels with the advantage of a principle bedroom on the upper floor with En-suite facilities. On Entering there is a welcoming hallway leading to a fabulous 22-foot lounge which has ample space for a good-sized dining area and has an adjoining conservatory/sun room. The kitchen has recently been replaced with contemporary units and has a range of integral appliances and space for free-standing white-goods. There is also a courtesy door accessing the rear garden.

The first floor of the property has two excellent sized double bedrooms one of which has built-in storage and the family bathroom which is fitted with a neutral suite and tiling.

The upper level of the property is home to the principle bedroom which has had the recent addition of an En-suite shower room which has a large corner shower, WC and vanity sink with storage beneath. The rear of the property has gorgeous views towards North Colgrain and Ben Bouie in the distance.

Externally the property sits within sizable gardens which have various seating areas, lawn and mature plants and shrubs. To the side is a private driveway. The location of Lawrence Avenue is ideal and as mentioned is a short walk to Craigendoran train station which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band D
Council Tax Band D



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Measurements

Hallway	7' 06" x 6' 04" or 2.29m x 1.93m
Lounge/diner	21' 09" Max x 10' 07" Max or 6.63m Max x 3.23m Max
Conservatory	7' 09" x 7' 05" or 2.36m x 2.26m
Kitchen	12' 04" x 7' 05" or 3.76m x 2.26m
Landing	6' 04" Max x 6' 02" Max or 1.93m Max x 1.88m Max
Bedroom 2	12' 03" Max x 9' 05" Max or 3.73m Max x 2.87m Max
Bedroom 3	12' 0" Max x 9' 04" Max or 3.66m Max x 2.84m Max
Bathroom	6' 02" x 5' 07" or 1.88m x 1.70m
Bedroom 1	13' 02" Max x 9' 10" Max or 4.01m Max x 3.00m Max
En Suite	6' 10" x 4' 11" or 2.08m x 1.50m



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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