



9

Lamlash Place, Helensburgh, Argyll And Bute G84 9EW





9

Lamlash Place, Helensburgh, Argyll And Bute G84 9EW



Located within the sought-after Clyde Arran Estate, 9 Lamlash Place is a beautifully presented three-bedroom detached villa that enjoys spectacular elevated views over Helensburgh, the Firth of Clyde, Ardmore Point and Rosneath Peninsula.

Presented to the market in immaculate condition, 9 Lamlash Place is bright and airy and offers around 1,000 square feet of living space. On entering there is a welcoming hallway which has a useful store cupboard and access to a modern WC. The lounge is a superb size and has a large picture window overlooking the front garden. An opening within the lounge leads to a sizable dining space which has aspects over the rear garden. The kitchen has been fully redesigned in recent years and is fitted with gorgeous gloss J pull units and worktops. The kitchen has a full range of integral appliances and a courtesy door accessing the rear garden.

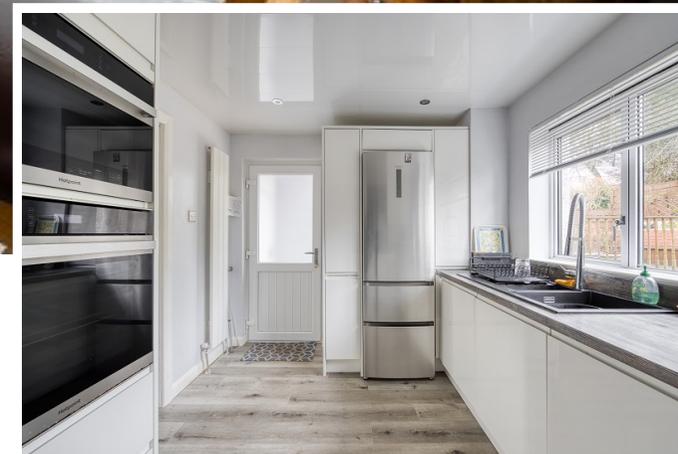
Upstairs the property has three bedrooms. The main and second bedroom are large doubles with the third being a spacious single. The bedrooms at the front of the property have captivating views over Helensburgh and beyond and are an ever-changing picture with the Scottish seasons. The family bathroom is modern in design and is fitted with a neutral suite and tiling. The property is double glazed throughout and has gas central heating.

Externally the property sits within a fabulous plot which has been cleverly landscaped with the rear garden having various areas to sit and relax in the summer months. To the front is a private Monoblock driveway and attached single garage.

EPC Band D
Council Tax Band E



9
Lamlash Place, Helensburgh, Argyll And Bute G84 9EW





Measurements

Hallway	11' 07" Max x 6' 01" Max or 3.53m Max x 1.85m Max
WC	5' 02" x 3' 03" or 1.57m x 0.99m
Lounge	15' 09" x 11' 07" or 4.80m x 3.53m
Dining Room	9' 11" x 8' 07" or 3.02m x 2.62m
Kitchen	11' 10" x 8' 09" or 3.61m x 2.67m
Landing	6' 09" Max x 6' 02" Max or 2.06m Max x 1.88m Max
Bedroom 1	15' 04" x 8' 11" or 4.67m x 2.72m
Bedroom 2	15' 03" Max x 11' 07" Max or 4.65m Max x 3.53m Max
Bedroom 3	11' 0" Max x 8' 05" Max or 3.35m Max x 2.57m Max
Bathroom	6' 08" x 5' 08" or 2.03m x 1.73m



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

9

Lamlash Place, Helensburgh, Argyll And Bute G84 9EW

