



**McArthur  
Stanton**  
Letting & Estate Agents

**Elimar**

Upper Hall Road, Rhu, Helensburgh, Argyll And Bute. G84 8RY



# Elimar

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Located within the picturesque conservation village of Rhu "Elimar" is a deceptively spacious extended detached villa of around 2,500 square feet that sits within a vast corner plot on the junction of Upper Hall Road and Cumberland Road.

Properties of this size within the village are very rare to the market especially with the substantial plot "Elimar" sits within. Modernisation and upgrading are required to the property which is reflected in the home report valuation.

On entering there is a welcoming hallway which has access to the main bathroom. The ground floor has two large public rooms, a formal lounge and large family room both of which are to the front of the property. The kitchen/diner is also a superb area with ample space for a large table and chairs and a courtesy door accessing the rear garden. The kitchen has modern units and worktops, range style cooker and space for free-standing white goods. The ground floor has three spacious double bedrooms.

The upper level can be accessed via the main staircase or a modern spiral staircase located within the family room. The upper level has a large principle bedroom with an En-suite shower room and a huge games room/bedroom five. The upper level also has partial views towards the Rosneath Peninsula and Clyde Estuary.

Externally as mentioned "Elimar" sits within a vast mature corner plot that offers a high degree of privacy from neighbouring properties. There is a private gated driveway and a detached garage. The property is also a short walk to the sought-after Rhu Primary School.

EPC Band D  
Council Tax Band F





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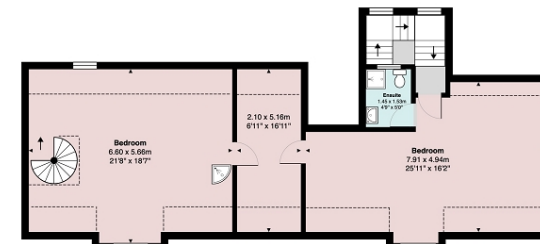


## Measurements

Hallway	15' 05" Max x 8' 10" Max or 4.70m Max x 2.69m Max
Bathroom	8' 03" x 5' 05" or 2.51m x 1.65m
Lounge	18' 03" Max x 13' 0" Max or 5.56m Max x 3.96m Max
Family Room	22' 05" x 13' 06" or 6.83m x 4.11m
Kitchen	19' 10" x 11' 02" or 6.05m x 3.40m
Dining Room	13' 0" x 10' 03" or 3.96m x 3.12m
Bedroom 2	14' 01" Max x 12' 01" Max or 4.29m Max x 3.68m Max
Bedroom 3	12' 05" x 10' 0" or 3.78m x 3.05m
Bedroom 4	13' 0" x 12' 01" or 3.96m x 3.68m
Landing	16' 11" x 6' 11" or 5.16m x 2.11m
Bedroom 1	25' 11" Max x 16' 02" Max or 7.90m Max x 4.93m Max
En Suite	5' 0" x 4' 09" or 1.52m x 1.45m
Games Room/Bed 5	21' 08" Max x 18' 07" Max or 6.60m Max x 5.66m Max



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



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