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Hermitage Avenue, Helensburgh. G84 7EF





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Located within Helensburgh's North Colgrain, 55 Hermitage Avenue is an utterly gorgeous three-bedroom semi-detached villa which was completed around six years ago by renowned house builders Taylor Wimpey.

Home to a varying selection of house styles 55 Hermitage Avenue is the largest semi-detached house type available within the development and has arguably one of the finest positions, enjoying neighbouring green space to the rear of the property. On entering there is a welcoming entrance hallway which has access to a handy WC and a useful cloaks cupboard. The lounge is a superb size with ample space for a dining area, patio doors accessing the garden and an additional store cupboard. A door from the lounge leads to the kitchen which is beautifully fitted with a selection of units, contrasting work surfaces, full range of integral appliances including a dishwasher and a cleverly designed breakfast bar, ideal for informal dining. The kitchen also has a courtesy door into the garden.

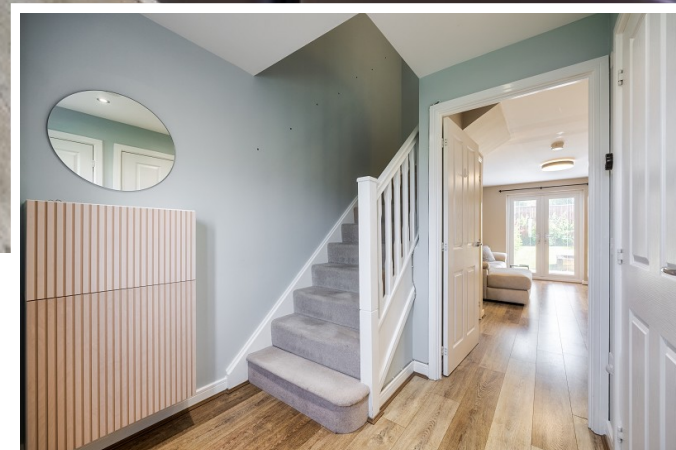
Upstairs the property has three well-proportioned double bedrooms the principal of which has built-in wardrobes and the luxury of an En-suite shower room. The family bathroom has a beautiful neutral suite and there is a store cupboard available on the landing. The property has high-performance double glazing and gas central heating. Particular note should mention the property also has four years remaining on its NHBC guarantee.

Externally 55 Hermitage Avenue sits within a great sized plot. The rear garden has been beautifully landscaped and has a patio, lawn and raised beds. To the front is a private driveway and integral garage.

EPC Band C
Council Tax Band E



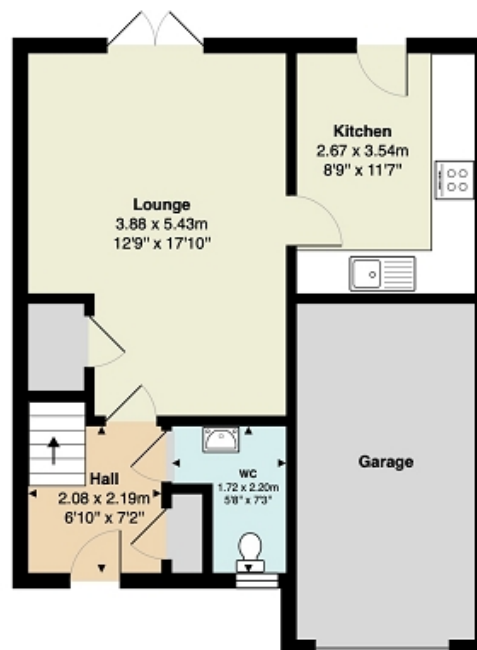
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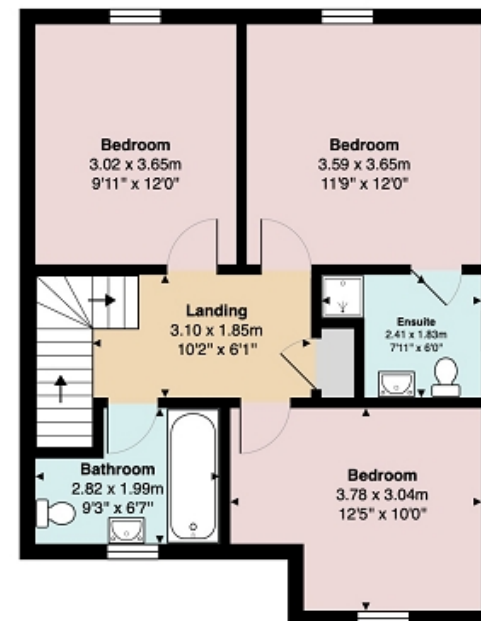


Measurements

Hallway	7' 02" Max x 6' 10" Max or 2.18m Max x 2.08m Max
WC	7' 03" Max x 5' 08" Max or 2.21m Max x 1.73m Max
Lounge	17' 10" Max x 12' 09" Max or 5.44m Max x 3.89m Max
Kitchen	11' 07" x 8' 09" or 3.53m x 2.67m
Landing	10' 02" Max x 6' 01" Max or 3.10m Max x 1.85m Max
Bedroom 1	12' 0" x 11' 09" or 3.66m x 3.58m
En Suite	7' 11" Max x 6' 0" Max or 2.41m Max x 1.83m Max
Bedroom 2	12' 05" Max x 10' 0" Max or 3.78m Max x 3.05m Max
Bedroom 3	12' 0" x 9' 11" or 3.66m x 3.02m
Bathroom	9' 03" Max x 6' 07" Max or 2.82m Max x 2.01m 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 July 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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