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Pirnmill Place, Helensburgh, Argyll And Bute. G84 9EA





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Located within the sought-after Clyde Arran Estate, 6 Pirnmill Place is a superb three-bedroom detached villa that sits within a stunning plot with the rear garden enjoying a south facing position.

Built by Bovis homes in the mid 1970's the property is deceptive in size offering around 1,100 square feet of living space all of which is beautifully decorated. On entering there is a welcoming hallway which has a useful store cupboard and a handy WC. The lounge is a superb size at over twenty feet in length. If required the lounge has ample space for a good-sized dining table and chairs. Double doors from the lounge access a bright and airy conservatory which has a patio door leading to a gorgeous decking overlooking the private south facing rear garden. The kitchen is fitted with a selection of units and worktops. There is a range of integral appliances with space for freestanding white goods and a courtesy door which again leads onto the decking. Completing the ground floor is a formal dining room which could be utilised as a fourth bedroom with the reinstatement of an internal door.

Upstairs the property has three well-proportioned bedrooms two of which are to the rear and have spectacular views over Helensburgh and the Firth of Clyde in the distance. The upper level has ample storage and the family bathroom which is fitted with a neutral suite and tiling.

Externally the property sits within gorgeous sizeable gardens which have lovely mature planting offering a good level of privacy from neighbouring properties. The rear garden enjoys all day sunshine and has various areas to sit and relax in the summer months. To the front is a large private driveway and attached garage.

EPC Band E
Council Tax Band E



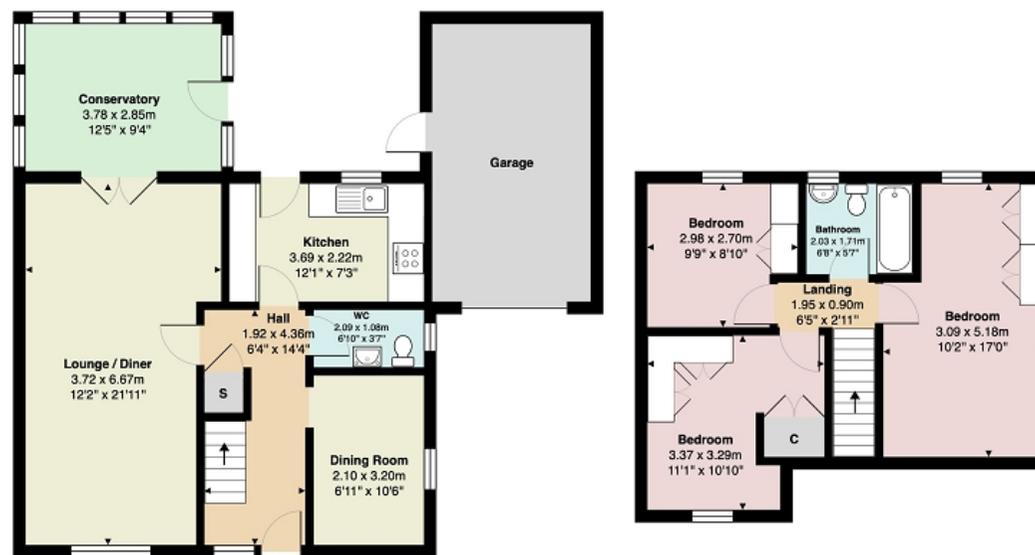
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Measurements

Hallway	14' 04" Max x 6' 04" Max or 4.37m Max x 1.93m Max
Lounge/diner	21' 11" x 12' 02" Max Max or 6.68m x 3.71m Max
Conservatory	12' 05" x 9' 04" or 3.78m x 2.84m
Dining Room/Bed 4	10' 06" x 6' 11" or 3.20m x 2.11m
Kitchen	12' 01" x 7' 03" or 3.68m x 2.21m
Landing	6' 05" x 2' 11" or 1.96m x 0.89m
Bedroom 1	17' 0" Max x 10' 02" Max or 5.18m Max x 3.10m Max
Bedroom 2	11' 01" Max x 10' 10" Max or 3.38m Max x 3.30m Max
Bedroom 3	9' 09" Max x 8' 10" Max or 2.97m Max x 2.69m Max
Bathroom	6' 08" x 5' 07" or 2.03m x 1.70m



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

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