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The Lochans, Rosneath, Helensburgh, Argyll And Bute. G84 0RA





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Located within a quiet, sought-after pocket of the village of Rosneath, 3 The Lochans is an outstanding three-bedroom end-terrace villa that has been beautifully refurbished and reconfigured by the current Vendors.

Internally the property has been thoughtfully designed to maximise the space on offer and is extremely bright and airy. On entering there is a welcoming entrance hallway which has a large picture window overlooking the private front garden. The lounge is a superb size and has dual aspects and ample space for a dining area. The kitchen has been recently re-designed and has been fitted with gorgeous J pull units, contrasting worktops and a fabulous central island which has a clever breakfast bar ideal for informal dining. The kitchen has a range of integral appliances, space for free-standing white-goods and a courtesy door accessing the rear garden.

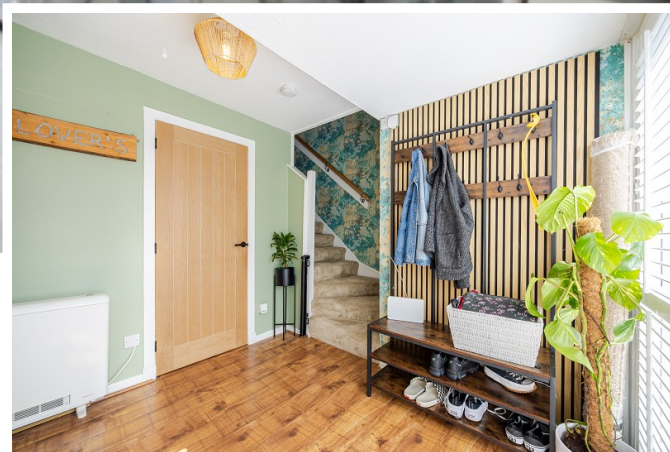
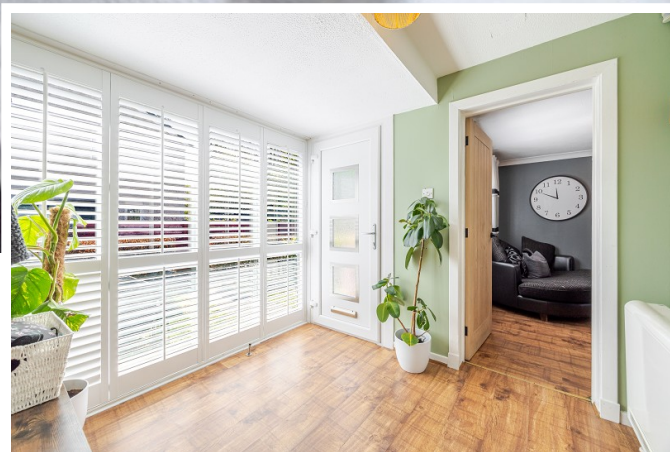
Upstairs the property has three-well proportioned bedrooms and has recently had a stunning luxurious shower room installed. The property also has had upgraded electric heating installed.

Externally the property has easily maintained private front and rear gardens with lovely green space and parking available adjacent to the property. The village of Rosneath has various local amenities with the town of Helensburgh being around a twenty-five-minute drive.

EPC Band D
Council Tax Band C



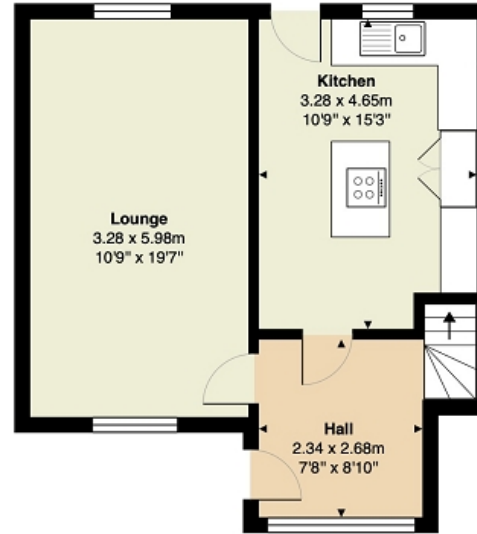
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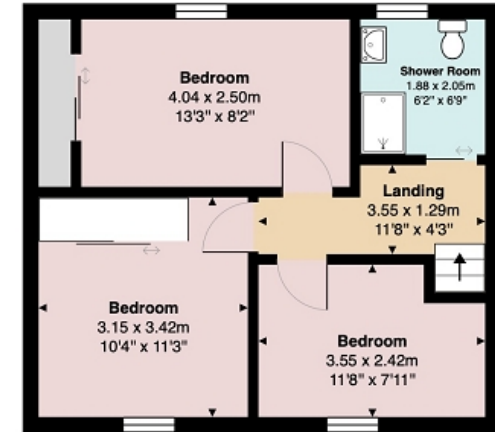


Measurements

Hallway	8' 10" x 7' 08" or 2.69m x 2.34m
Lounge	19' 07" x 10' 09" or 5.97m x 3.28m
Kitchen	15' 03" Max x 10' 09" Max or 4.65m Max x 3.28m Max
Landing	11' 08" Max x 4' 03" Max or 3.56m Max x 1.30m Max
Bedroom 1	11' 03" Max x 10' 04" Max or 3.43m Max x 3.15m Max
Bedroom 2	13' 03" x 8' 02" or 4.04m x 2.49m
Bedroom 3	11' 08" Max x 7' 11" Max or 3.56m Max x 2.41m Max
Shower Room	6' 09" x 6' 02" or 2.06m x 1.88m



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

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