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Tom A Mhoid, Rosneath, Helensburgh, Argyll And Bute. G84 0RE





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Located within the pretty village of Rosneath, 11 Tom A Mhoid is a superb three-bedroom mid-terrace villa that has a gorgeous neutral interior and is positioned within a quiet pocket backing onto neighbouring woodland.

Internally the property is beautifully presented and has been fully modernised in recent years. On entering there is a welcoming hallway which has a large store cupboard. The lounge is an excellent size and has dual aspects over the private front and rear gardens. The lounge also has ample space for a dining table and chairs if required. A door from the lounge leads to the kitchen which has been re-fitted with modern gloss units and contrasting worktops. There is an integral oven, hob and hood with lots of additional space for free-standing white-goods. The kitchen also has a courtesy door accessing the private rear garden.

Upstairs the property has three well-proportioned bedrooms all of which have built-in storage. The principle and second bedroom are excellent sized doubles with the third being a spacious single ideal for utilising as a home office or nursery. The family bathroom has also been re-fitted with a contemporary suite and wet-wall for ease of maintenance. An additional store cupboard is also available on the landing. The property has replacement double glazing and modern electric heating.

Externally the property has recently landscaped private front and rear gardens with on-street parking available directly outside.

EPC Band F  
Council Tax Band C



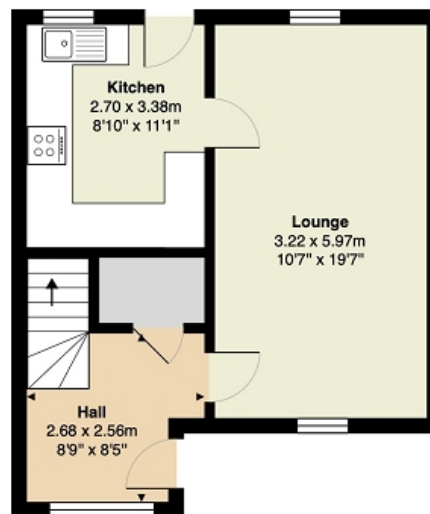
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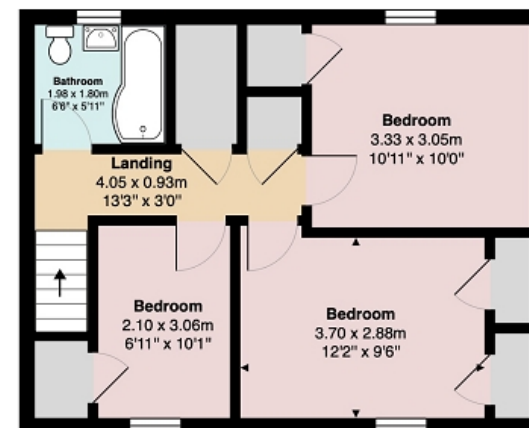


## Measurements

Hallway	8' 09" Max x 8' 05" Max or 2.67m Max x 2.57m Max
Lounge	19' 07" x 10' 07" or 5.97m x 3.23m
Kitchen	11' 01" x 8' 10" or 3.38m x 2.69m
Landing	13' 03" x 3' 0" or 4.04m x 0.91m
Bedroom 1	12' 02" Max x 9' 06" Max or 3.71m Max x 2.90m Max
Bedroom 2	10' 11" x 10' 0" or 3.33m x 3.05m
Bedroom 3	10' 01" x 6' 11" or 3.07m x 2.11m
Bathroom	6' 06" x 5' 11" or 1.98m x 1.80m



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

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