



3

Sutherland Place, Helensburgh, Argyll And Bute. G84 8BF





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Located within a small intimate development on the lower west side of Helensburgh, 3 Sutherland Place is a rarely available and deceptively spacious three-bedroom mid-terrace villa located a short distance from the towns glorious promenade.

3 Sutherland Place is one of only a handful of terrace properties within the development and offers spacious accommodation of around 1,150 square feet. On entering there is a beautiful entrance hallway which has a useful understairs store cupboard and access to a handy WC. The lounge is an excellent size with aspects over Sutherland Street. Adjoining the lounge is a lovely dining room which overlooks the rear of the development. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white-goods. The kitchen also has a courtesy door accessing a small area of private garden.

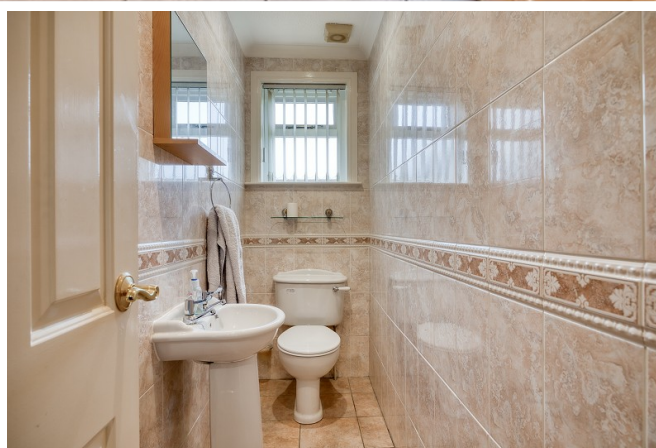
Upstairs the property has three bedrooms the principle of which has the luxury of an En-suite bathroom with storage and built-in wardrobes. The second bedroom also benefits from built-in storage with the third being a good-sized single which would be ideal for using as a home office. Completing the upper level is a modern shower room. The property is double glazed and has gas central heating.

Externally the property has private front and rear gardens and allocated parking. The location is ideal being a short level walk into Helensburgh town centre and promenade.

EPC Band C
Council Tax Band E



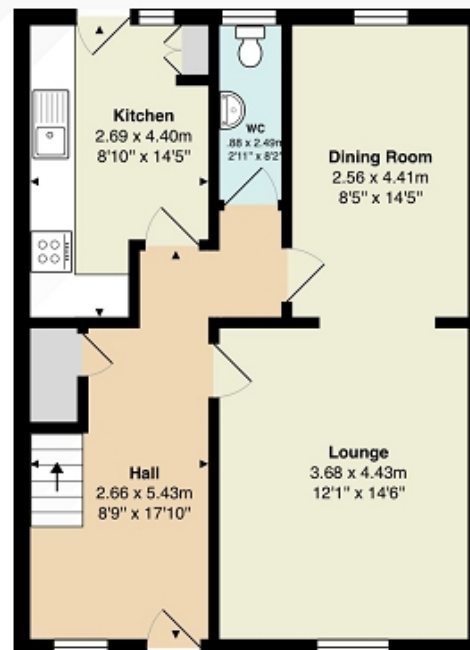
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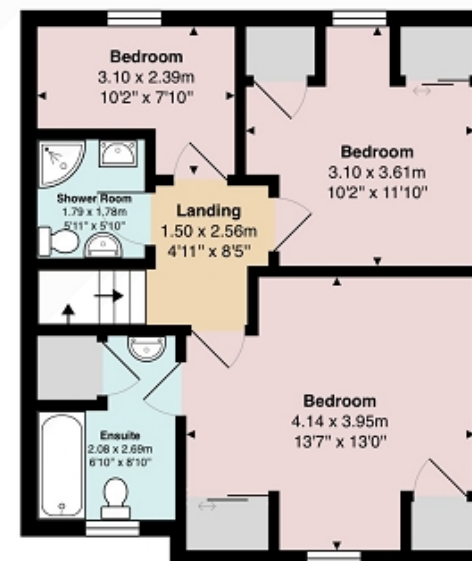


Measurements

Hallway	17' 10" Max x 8' 09" Max or 5.44m Max x 2.67m Max
WC	8' 02" x 2' 11" or 2.49m x 0.89m
Lounge	14' 06" x 12' 01" or 4.42m x 3.68m
Dining Room	14' 05" x 8' 05" or 4.39m x 2.57m
Kitchen	14' 05" Max x 8' 10" Max or 4.39m Max x 2.69m Max
Landing	8' 05" Max x 4' 11" Max or 2.57m Max x 1.50m Max
Bedroom 1	13' 07" Max x 13' 0" Max or 4.14m Max x 3.96m Max
En Suite	8' 10" Max x 6' 10" Max or 2.69m Max x 2.08m Max
Bedroom 2	11' 10" Max x 10' 02" Max or 3.61m Max x 3.10m Max
Bedroom 3	10' 02" Max x 7' 10" Max or 3.10m Max x 2.39m Max
Shower Room	5' 11" x 5' 10" or 1.80m x 1.78m



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

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