



25

Lochranza Drive, Helensburgh, Argyll And Bute. G84 9DY





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Built in the early 1970's, The Clyde Arran Estate has become one of Helensburgh's most popular pockets, located on the upper east side of the town the area offers a variety of homes styles with 25 Lochranza Drive being a lovely three-bedroom detached villa.

25 Lochranza Drive has been well maintained by the current vendor who has owned the property for nearly 40 years. Internally the accommodation is deceptive in size and offers around 1,000 square feet of living space.

On entering there is a welcoming hallway which has access to a useful WC. The lounge is a beautiful room and has the advantage of dual aspects and ample space for a dining table and chairs. To the front of the lounge is a gorgeous picture window which has views towards Ben Bouie. The kitchen has been very well looked after and is fitted with traditional style units and worktops. There are various places for free-standing whitegoods and a courtesy door accessing the private rear garden. Completing the ground floor is the third bedroom which could be utilised as a home office if required.

Upstairs the property has two further bedrooms both being excellent sized doubles and both having built-in storage. The bedrooms on the upper level are to the rear of the property and are very peaceful with views over the garden. Completing upstairs is a modern family bathroom. The property is double glazed throughout and has gas central heating.

Externally the property sits within lovely mature gardens. The rear garden is west facing and enjoys afternoon and evening sunshine in the summer months. There is an attached single garage and private driveway to the front offering parking for two vehicles.

EPC Band D
Council Tax Band E



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Measurements

Hallway	14' 03" Max x 6' 02" Max or 4.34m Max x 1.88m Max
WC	6' 10" x 3' 06" or 2.08m x 1.07m
Lounge/diner	21' 10" x 12' 02" Max Max or 6.65m x 3.71m Max
Kitchen	12' 02" x 7' 03" or 3.71m x 2.21m
Bedroom 3	10' 06" x 6' 10" or 3.20m x 2.08m
Landing	4' 01" x 3' 02" or 1.24m x 0.97m
Bedroom 1	14' 06" x 11' 01" or 4.42m x 3.38m
Bedroom 2	14' 07" Max x 10' 01" Max or 4.45m Max x 3.07m Max
Bathroom	6' 08" x 5' 07" or 2.03m x 1.70m



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

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