



PROPERTY
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Kildonan Drive
Helensburgh
G84 9SA

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Offers Over £285,000

A traditionally constructed 3 bedroom Detached Bungalow situated within great sized garden grounds which are private and south facing to the rear.

The property itself has a render exterior above facing brick and is set beneath a pitched, concrete tiled roof. Attached to the side of the house is a single car garage with new up and over door, power and light and a courtesy door to the rear garden.

Low maintenance front garden comprising a lawned area with pathway and monoloc driveway. The larger rear garden is private and enclosed on two sides by a neat timber fence and screened at the rear by a well tended conifer hedge. The majority of the garden is lawned with a pathway leading to the timber shed at the far corner.

Internally the house provides well proportioned accommodation all on the one level and extending to c. 1000 sq ft which makes this a great size. There has been a large conservatory added to the rear which affords a really nice outlook over the garden and although internally the house has been well maintained it does now require some modernisation.



Home Report Valuation
£300,000

www.onesurvey.org

Council Tax Band E

EPC Rating



The kitchen has oak effect floor and wall mounted storage units with stainless steel sink and drainer, built in gas hob and oven, plumbing for washing machine and space for a free standing fridge freezer. Wall mounted gas central heating boiler, ample worktop surface area and a door opening to the rear garden.

The hallway leads to the three bedrooms, two facing front and one to the rear.

Modern, upgraded wet room comprising wall mounted mains shower and curtain rail, wash hand basin and w.c. Wet wall panelling, wet floor and a window to the rear.

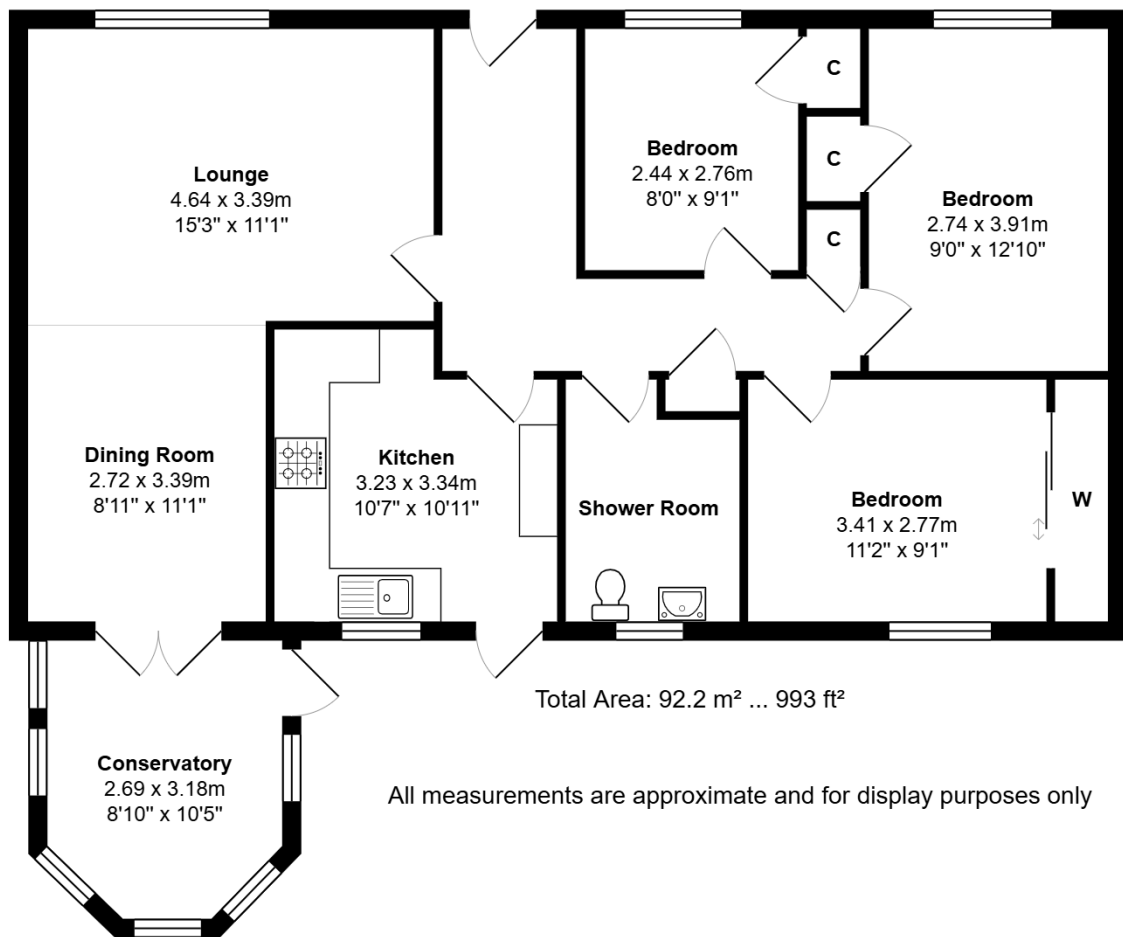
From the hallway a fold down ladder accesses a large full width centrally floored loft area with light supplied.

The property further benefits from double glazed windows and gas central heating.



Vendor Comments

This is a great area to live as is very quiet and yet easy access to the town centre.



Location

Kildonan Drive enjoys a prime position within the charming coastal town of Helensburgh, renowned for its blend of seaside appeal and excellent amenities. The nearby town centre offers a wide selection of shops, supermarkets, cafes, and restaurants, along with essential services and leisure facilities. The area is well-served by public transport links, including rail services providing direct access to Glasgow, making it ideal for commuters. For outdoor enthusiasts, the surrounding area boasts spectacular natural beauty. Scenic walkways along the River Clyde offer stunning views, while the wider region of Argyll and Bute provides access to breathtaking countryside, coastal routes, and outdoor pursuits.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

