





18

Abercromby Crescent, Helensburgh, Argyll And Bute. G84 9DX





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Situated in one of Helensburgh's most popular pockets on the upper east side of town, 18 Abercromby Crescent is a superbly proportioned four-bedroom detached villa that enjoys a tranquil rear garden that backs onto neighbouring woodland.

The property itself is deceptive in size and offers over 1,200 square feet of living space which includes a ground floor bedroom, ideal if you wish to live one level. On entering there is a welcoming porch and entrance hallway which has a useful store cupboard. The lounge is positioned to the front and has a large picture window overlooking the front garden. The kitchen is to the rear of the property and is a great family space at over twenty-feet in length. The kitchen is fitted with modern units and worktops and there is an additional utility cupboard and courtesy door accessing the garden. Completing the ground floor is a good-sized double bedroom and family bathroom.

Upstairs the property has three further bedrooms. The main bedroom is vast in size and has fabulous views towards the Firth of Clyde. The main bedroom also has excellent storage with the second bedroom also having a built-in cupboard. The third bedroom is a good-sized single and would be ideal for utilising as a home office or nursery. Completing the upper level is a large shower room. The property has double glazed windows throughout, gas central heating and the advantage of a new roof and solar panel technology.

Externally the property sits within a wonderful plot that offers a high degree of privacy from neighbouring properties. The rear garden has various patios, an area of lawn and lovely woodland to the rear. There is a large driveway and detached double garage which has also benefitted from a replacement roof.

EPC Band C  
Council Tax Band F





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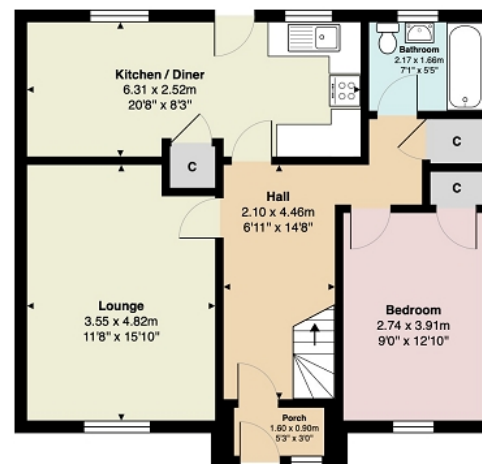




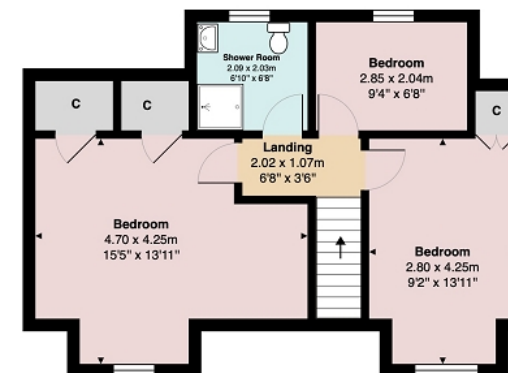


## Measurements

Porch	5' 03" x 3' 0" or 1.60m x 0.91m
Hallway	14' 08" Max x 6' 11" Max or 4.47m Max x 2.11m Max
Lounge	15' 10" Max x 11' 08" Max or 4.83m Max x 3.56m Max
Kitchen/Diner	20' 08" Max x 8' 03" Max or 6.30m Max x 2.51m Max
Bedroom 4	12' 10" x 9' 0" or 3.91m x 2.74m
Bathroom	7' 01" x 5' 05" or 2.16m x 1.65m
Landing	6' 08" x 3' 06" or 2.03m x 1.07m
Bedroom 1	15' 05" Max x 13' 11" Max or 4.70m Max x 4.24m Max
Bedroom 2	13' 11" Max x 9' 02" Max or 4.24m Max x 2.79m Max
Bedroom 3	9' 04" x 6' 08" or 2.84m x 2.03m
Shower Room	6' 10" x 6' 08" or 2.08m x 2.03m



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

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