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Leven Avenue, Helensburgh, Argyll And Bute. G84 7SW





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Since completion in 2005 "The Hermitage" built by renowned builders Keir Homes has become one of Helensburgh's most sought-after modern developments located within the North Colgrain area of the town, quietly tucked away offering a wonderful tranquil setting.

12 Leven Avenue is the largest four-bedroom detached villa design within the development (The Newmore) and offers fabulous spacious accommodation of around 1,600 square feet with the addition of an integral single garage. Internally the property is bright and airy and enjoys a south/east facing rear garden which captures the sun for the majority of the day in the summer months.

EPC Band C, Council Tax Band G

Offers Over £410,000

Home Report Value £420,000





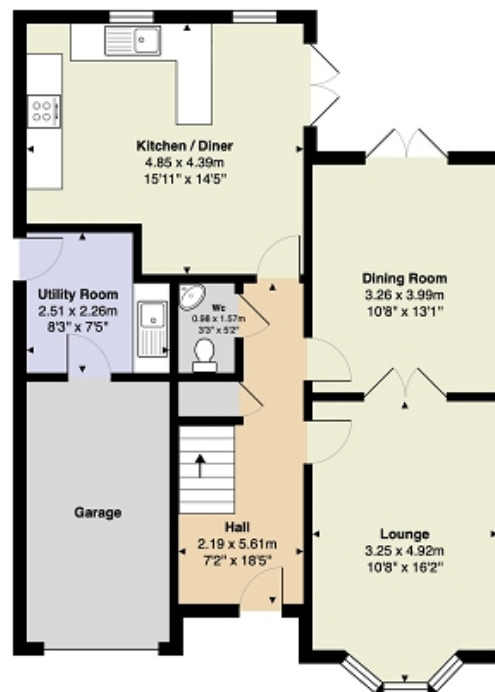
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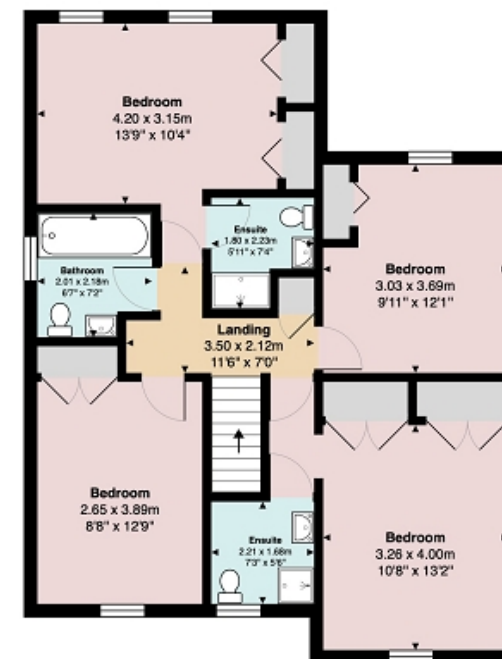


Measurements

Hallway	18' 05" Max x 7' 02" Max or 5.61m Max x 2.18m Max
WC	5' 02" x 3' 03" or 1.57m x 0.99m
Lounge	16' 02" Max x 10' 08" Max or 4.93m Max x 3.25m Max
Dining Room	13' 01" x 10' 08" or 3.99m x 3.25m
Kitchen/Diner	15' 11" Max x 14' 05" Max or 4.85m Max x 4.39m Max
Utility Room	8' 03" x 7' 05" or 2.51m x 2.26m
Landing	11' 06" Max x 7' 0" Max or 3.51m Max x 2.13m Max
Bedroom 1	13' 09" x 10' 04" or 4.19m x 3.15m
En Suite	7' 04" Max x 5' 11" Max or 2.24m Max x 1.80m Max
Bedroom 2	13' 02" Max x 10' 08" Max or 4.01m Max x 3.25m Max
En Suite	7' 03" x 5' 06" or 2.21m x 1.68m
Bedroom 3	12' 09" x 8' 08" or 3.89m x 2.64m
Bedroom 4	12' 01" Max x 9' 11" Max or 3.68m Max x 3.02m Max
Bathroom	7' 02" Max x 6' 07" Max or 2.18m Max x 2.01m Max



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

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**McArthur
Stanton**
Letting & Estate Agents