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Talisman Crescent, Helensburgh, Argyll And Bute. G84 7TF





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Located within Helensburgh's North Colgrain, 33 Talisman Crescent is a beautifully maintained and rarely available two-bedroom semi-detached villa which enjoys a west facing rear garden and nearby access to both primary and secondary schooling.

Built around the early 1970's by builders John Lawrence, 33 Talisman Crescent has been upgraded and maintained to a superb standard and has the advantage of having been re-roofed in recent years. The property is deceptive in size with around 700 square feet of internal accommodation. On entering there is a welcoming entrance hallway leading to a bright and airy lounge which has a large window with aspects over the front garden. The kitchen spans the full width of the rear of the property and is fitted with modern white gloss units, contrasting work surfaces and has lots of space for free-standing white-goods. The kitchen has a handy larder cupboard and a courtesy door accessing the rear garden.

Upstairs the property has two excellent proportioned double bedrooms. The main bedroom is particularly spacious and has two built-in wardrobes. The shower room is modern in design and is fitted with a contemporary suite, large shower enclosure and wet wall for ease of maintenance. The property is double glazed throughout and has gas central heating.

Externally the property sits within a great plot with the rear being west facing, enjoying the afternoon and evening sunshine in the summer months. There is a detached wooden garage and private driveway with ample parking for two vehicles.

EPC Band C
Council Tax Band D



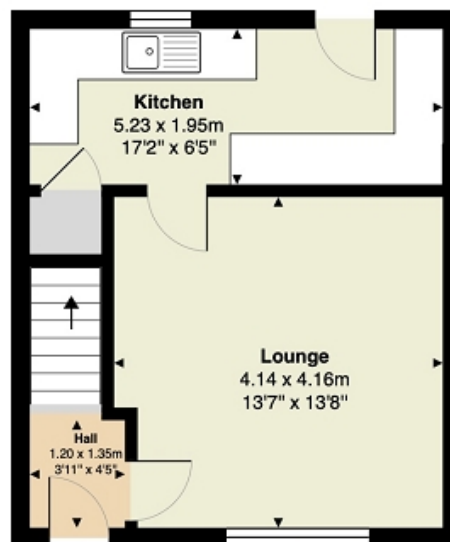
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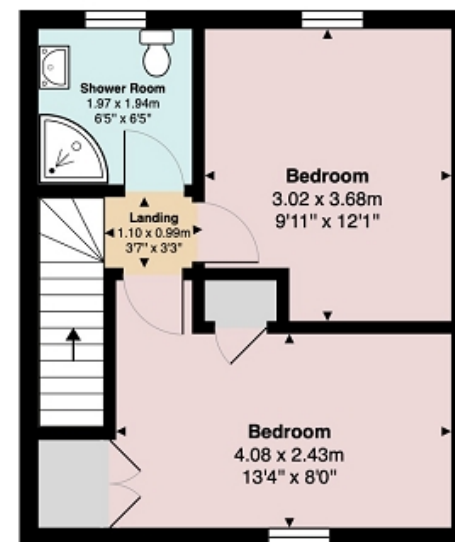


Measurements

Hallway	4' 05" x 3' 11" or 1.35m x 1.19m
Lounge	13' 08" Max x 13' 07" Max or 4.17m Max x 4.14m Max
Kitchen	17' 02" x 6' 05" or 5.23m x 1.96m
Landing	3' 07" x 3' 03" or 1.09m x 0.99m
Bedroom 1	13' 04" Max x 8' 0" Max or 4.06m Max x 2.44m Max
Bedroom 2	12' 01" Max x 9' 11" Max or 3.68m Max x 3.02m Max
Shower Room	6' 05" x 6' 05" or 1.96m x 1.96m



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

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