



**McArthur
Stanton**

Letting & Estate Agents

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Macfarlane Place, Arrochar, Dumbartonshire. G83 7BG

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Located within the pretty village of Arrochar, 9 MacFarlane Place is an immaculately presented three-bedroom mid terrace villa that enjoys fabulous views including partial aspects towards Loch Long.

Internally the property is in gorgeous condition and has been extensively upgraded by the current owner who has lived in the property for over thirty years. On entering there is a welcoming entrance hallway which has three handy store cupboards. The lounge is an excellent size and enjoys dual aspects, has ample space for a dining table and chairs if required and patio doors accessing the garden. The views from the lounge are glorious and when standing in the garden the backdrop is spectacular with the Arrochar Alps in the distance. The kitchen has been fitted with good quality units and worktops and has an excellent range of integral appliances. There is a cleverly designed breakfast bar ideal for informal dining, a larder cupboard and courtesy door leading outside.

Upstairs the property has three-bedrooms. The main and second bedroom are large doubles and the main also has built-in mirrored wardrobes. The third bedroom is a smaller single room which would also be ideal as a home office. The family bathroom is modern in design and is fitted with a neutral suite and wet wall for ease of maintenance. An additional store cupboard is available on the landing.

Externally the property has a gorgeous private rear garden and as mentioned has amazing views including partial aspects towards Loch Long. To the front there is ample communal parking directly outside the property.

EPC Band D
Council Tax Band B



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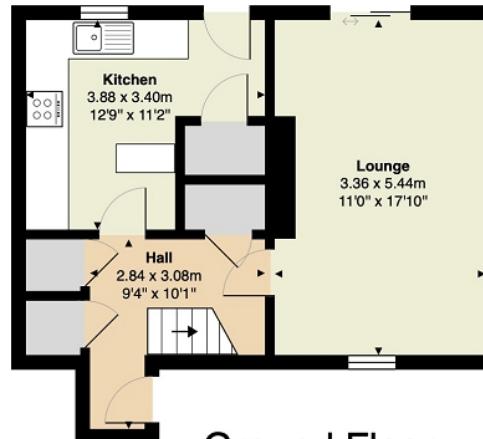
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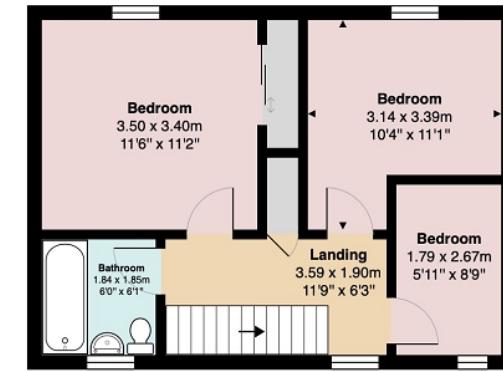


Measurements

Hallway	10' 01" Max x 9' 04" Max or 3.07m Max x 2.84m Max
Lounge	17' 10" x 11' 0" Max Max or 5.44m x 3.35m Max
Kitchen	12' 09" Max x 11' 02" Max or 3.89m Max x 3.40m Max
Landing	11' 09" Max x 6' 03" Max or 3.58m Max x 1.91m Max
Bedroom 1	11' 06" x 11' 02" or 3.51m x 3.40m
Bedroom 2	11' 01" Max x 10' 04" Max or 3.38m Max x 3.15m Max
Bedroom 3	8' 09" x 5' 11" or 2.67m x 1.80m
Bathroom	6' 01" x 6' 0" or 1.85m x 1.83m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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15-17 Colquhoun Street, Helensburgh G84 8AN
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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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