



**McArthur
Stanton**
Letting & Estate Agents

Plot 22

Sunnybrae , Fort Road , Kilcreggan, Helensburgh, Argyll And Bute G84 0LG

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Plot 22, "Sunnybrae" Fort Road, Kilcreggan is a stunning brand new three-bedroom semi-detached villa nearing completion that has been built to the highest of standards by builders Ecosave Construction.

Built with modern living in mind the properties have been cleverly designed to maximise space and light. Each property offers energy efficiency as standard with state-of-the-art Air Source heating systems and high-performance double glazing throughout.

Plot 22 enjoys an almost shore front position within Fort Road and has breath-taking views over The Clyde Estuary, Helensburgh to the left, Greenock and Gourock to the Right and Ardmore Point in the distance.

Internally on the ground floor there is a welcoming porch and entrance hallway which has a useful store cupboard and large shower room. The lounge is a fabulous size with dual aspects and ample space for a large dining table and chairs. Sliding patio doors access the private rear garden. The kitchen has been beautifully fitted with modern grey J pull units and worktops. There is a full range of integral appliances including a dishwasher and a courtesy door leading outside.

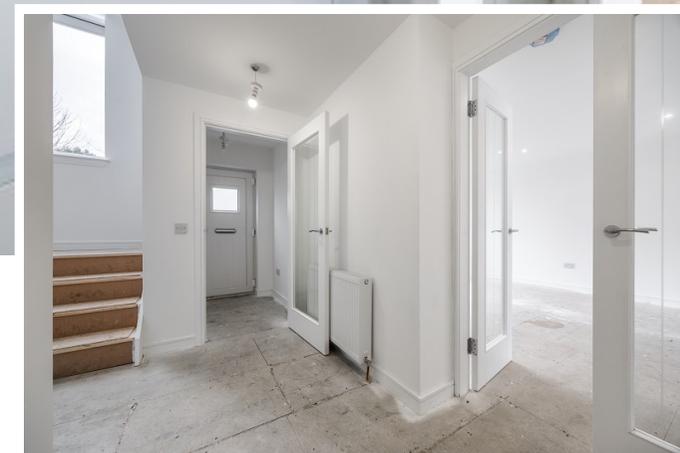
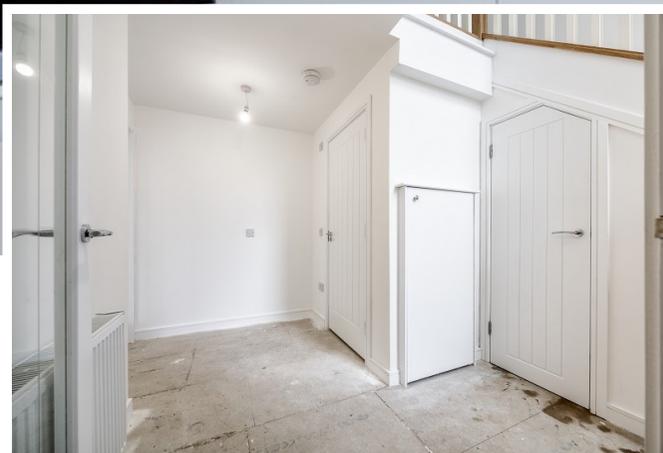
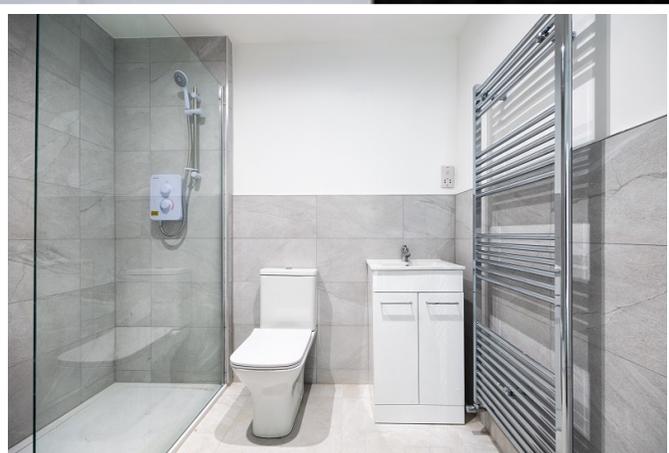
Upstairs this particular property has three well-proportioned bedrooms the main has the luxury of an En-suite bathroom and dressing area with built-in wardrobes. The third bedroom also has built-in storage. The sense of space on the upper is immediately evident from the double height staircase and spacious landing.

Externally Plot 22 has a great size front and rear garden with a private mono-block driveway with parking for two vehicles.

EPC - TBC
Council Tax - TBC



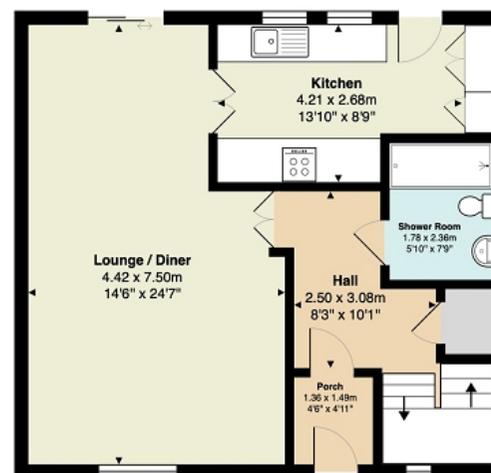
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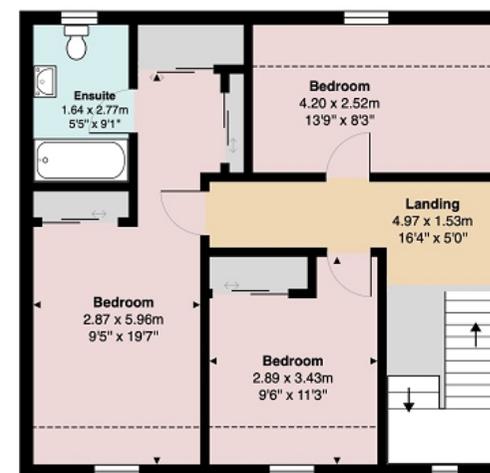


Measurements

Porch	4' 11" x 4' 06" or 1.50m x 1.37m
Hallway	10' 01" Max x 8' 03" Max or 3.07m Max x 2.51m Max
Shower Room	7' 09" x 5' 10" or 2.36m x 1.78m
Lounge/diner	24' 07" Max x 14' 06" Max or 7.49m Max x 4.42m Max
Kitchen	13' 10" Max x 8' 09" Max or 4.22m Max x 2.67m Max
Landing	16' 04" Max x 5' 0" Max or 4.98m Max x 1.52m Max
Bedroom 1	19' 07" Max x 9' 05" Max or 5.97m Max x 2.87m Max
En Suite	9' 01" x 5' 05" or 2.77m x 1.65m
Bedroom 2	13' 09" x 8' 03" or 4.19m x 2.51m
Bedroom 3	11' 03" Max x 9' 06" Max or 3.43m Max x 2.90m Max



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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

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