

McArthur Stanton
Letting & Estate Agents

4

Fruin Lane, Helensburgh, Argyll And Bute. G84 7SY

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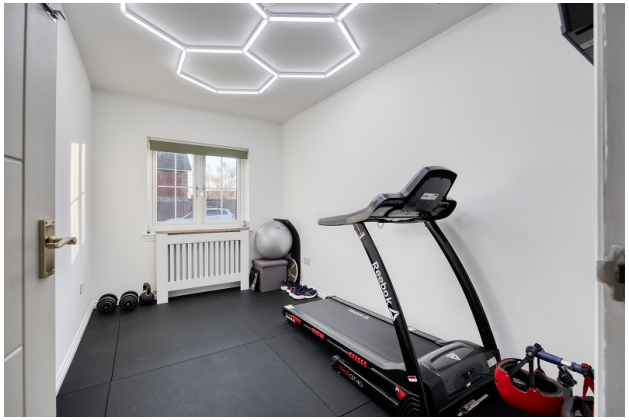






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Located within the sought-after pocket of North Colgrain "The Hermitage" built by Kier Homes has established itself as one of Helensburgh's most popular modern developments which is tucked away offering a peaceful setting with easy access to Craigendoran train station, ideal for commuting.

Completed around 2004, 4 Fruin Lane has been extensively upgraded and has had a successful garage conversion which has created an additional living space (currently utilised as a gym) and an extremely rare A rating EPC due to the addition of high-performance solar panel technology which generate an income for the property from the national grid and a newly installed boiler which was fitted in August 2025.

EPC Band A
Council Tax Band F

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Measurements

Hallway	12' 03" Max x 4' 07" Max or 3.73m Max x 1.40m Max
WC	5' 11" x 3' 05" or 1.80m x 1.04m
Lounge	13' 09" Max x 11' 06" Max or 4.19m Max x 3.51m Max
Family Room	12' 02" x 7' 07" or 3.71m x 2.31m
Kitchen/Diner	28' 08" Max x 13' 01" Max or 8.74m Max x 3.99m Max
Landing	11' 03" Max x 4' 06" Max or 3.43m Max x 1.37m Max
Bedroom 1	11' 03" Max x 10' 09" Max or 3.43m Max x 3.28m Max
En Suite	5' 08" Max x 5' 0" Max or 1.73m Max x 1.52m Max
Bedroom 2	17' 05" Max x 7' 09" Max or 5.31m Max x 2.36m Max
Bedroom 3	11' 0" x 8' 0" or 3.35m x 2.44m
Bedroom 4	7' 08" x 7' 05" or 2.34m x 2.26m
Bathroom	9' 02" Max x 5' 08" Max or 2.79m Max x 1.73m Max



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

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4

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