



32

Kildonan Drive, Helensburgh, Argyll And Bute. G84 9SA



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Located within the Clyde Arran Estate on the upper east side of Helensburgh, 32 Kildonan Drive is a superb, rarely available and deceptively spacious four-bedroom detached bungalow that enjoys a lovely private south facing rear garden.

Offering around 1,600 square feet of living space the property will suite a broad market and is ideal for growing families and those wishing all on the level accommodation. On entering there is a welcoming entrance hallway which has a useful store cupboard and a fantastic utility room. The L shaped lounge is vast in size and has double doors accessing a sun room which has French doors leading to a large sun deck.

The kitchen is fitted with modern units and worktops and has a gorgeous adjoining dining room which also has a courtesy door accessing the decking.

The property has a really clever layout with four-bedrooms in total, two on one side of the property and two on the other. The principle and second bedroom share a Jack and Jill En-suite shower room and both have built-in wardrobes. Bedroom three and four are serviced by a large family bathroom which has a separate bath and shower cubicle with bedroom three also having a built-in wardrobe. The current vendor has also replaced many of the internal doors, carpeting, external soffits, gutters and downpipes.

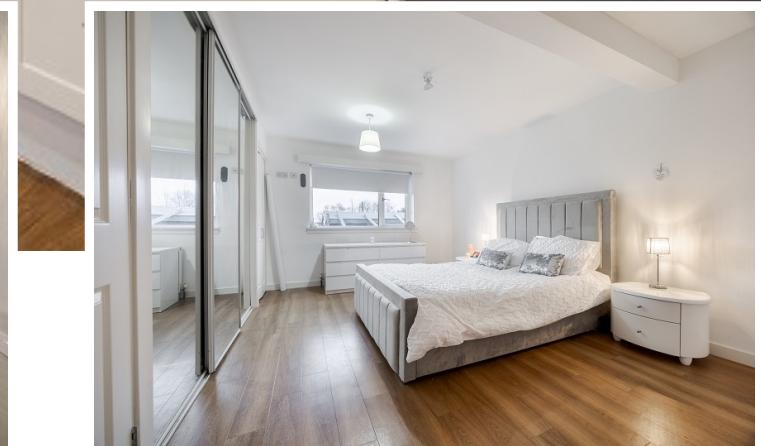
Externally 32 Kildonan Drive sits within a generous sized plot with the rear garden enjoying a south facing position, fabulous sun deck and partial views towards the Firth of Clyde. To the front is a private mono-block drive way with parking for three vehicles.

EPC Band D  
Council Tax Band F



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## Measurements

Hallway	15' 08" Max x 12' 05" Max or 4.78m Max x 3.78m Max
Utility Room	8' 09" x 7' 09" or 2.67m x 2.36m
Lounge	21' 11" Max x 15' 04" Max or 6.68m Max x 4.67m Max
Sitting room	12' 0" x 9' 07" or 3.66m x 2.92m
Kitchen	10' 11" Max x 10' 08" Max or 3.33m Max x 3.25m Max
Dining Room	11' 10" Max x 9' 02" Max or 3.61m Max x 2.79m Max
Hallway	8' 09" x 5' 01" or 2.67m x 1.55m
Bedroom 1	10' 08" x 9' 02" or 3.25m x 2.79m
En Suite	8' 08" x 7' 02" or 2.64m x 2.18m
Bedroom 2	10' 04" Max x 8' 10" Max or 3.15m Max x 2.69m Max
Bedroom 3	12' 05" x 9' 02" or 3.78m x 2.79m
Bedroom 4	13' 03" x 9' 0" or 4.04m x 2.74m
Bathroom	8' 10" x 6' 06" or 2.69m x 1.98m
Attic	12' 09" x 9' 09" or 3.89m x 2.97m



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

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