



61

Clachan Road, Rosneath, Helensburgh, Argyll And Bute. G84 0RJ





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Located within the village of Rosneath, 61 Clachan Road is a deceptively spacious four-bedroom end-terrace villa which offers over 1,000 square feet of living space and private front and rear gardens.

The ground floor of the property has a large dual aspect lounge which has ample space for a dining table and chairs if required. The kitchen is fitted with a selection of units, worktops and has a range of integral appliances with additional space for free-standing white-goods. The kitchen also has a courtesy door accessing the private rear garden. Completing the ground floor is the fourth bedroom.

Upstairs the property has three further bedrooms, a box room ideal for storage and a modern family bathroom which has a bath and separate shower cubicle. The property is double glazed and has LPG gas central heating.

Externally the property has lovely mature private gardens with on-street parking available directly outside.

EPC Band E
Council Tax Band C



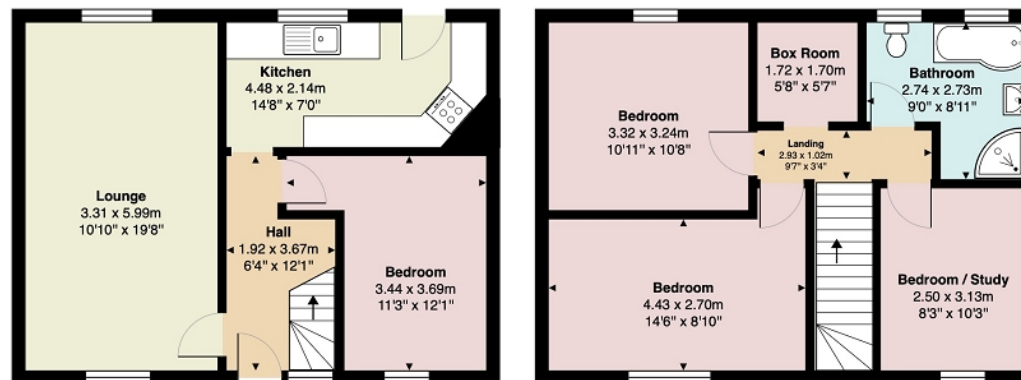
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Measurements

Hallway	12' 01" Max x 6' 04" Max or 3.68m Max x 1.93m Max
Lounge	19' 08" x 10' 10" or 5.99m x 3.30m
Kitchen	14' 08" Max x 7' 0" Max or 4.47m Max x 2.13m Max
Bedroom 4	12' 01" Max x 11' 03" Max or 3.68m Max x 3.43m Max
Landing	9' 07" x 3' 04" or 2.92m x 1.02m
Bedroom 1	14' 06" Max x 8' 10" Max or 4.42m Max x 2.69m Max
Bedroom 2	10' 11" x 10' 08" or 3.33m x 3.25m
Bedroom 3	10' 03" x 8' 03" or 3.12m x 2.51m
Box Room	5' 08" x 5' 07" or 1.73m x 1.70m



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

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**McArthur
Stanton**
Letting & Estate Agents