



25 Duncan Road Helensburgh





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Helensburgh G84 9DQ



Set amidst large garden grounds this John Lawrence detached chalet style villa offers fantastic family accommodation over two levels in a popular, quiet and well-established part of Helensburgh.

The gardens to the front have lawned areas with planting borders, pathway leading to front door and the side of the property. Multiple vehicle driveway leading to detached garage. The rear gardens have a large patio section directly behind the house with a slightly elevated lawned back garden which is sizeable with timber garden outhouse.

The property itself has a concrete tiled roof, double glazed windows whilst warmth is provided by five active gas central heating system.

The accommodation consists; entrance porch to reception hall with staircase to upper, spacious lounge with feature fireplace, open plan dining kitchen, kitchen with generous floor standing and wall mounted units, space and plumbing for appliances, back door to rear gardens. The dining area has double door access to conservatory overlooking gardens. Downstairs family bathroom comprising low flush wc, vanity wash hand basin and jacuzzi bath with over bath shower, downstairs fourth bedroom which is currently used as a gym. Upstairs to additional shower room comprising low flush wc, vanity wash hand basin and shower cubicle and three bedrooms, master with generous in-built hanging and storage. Please note up the stairs there is generous eaves storage space as well as partially floored attic.

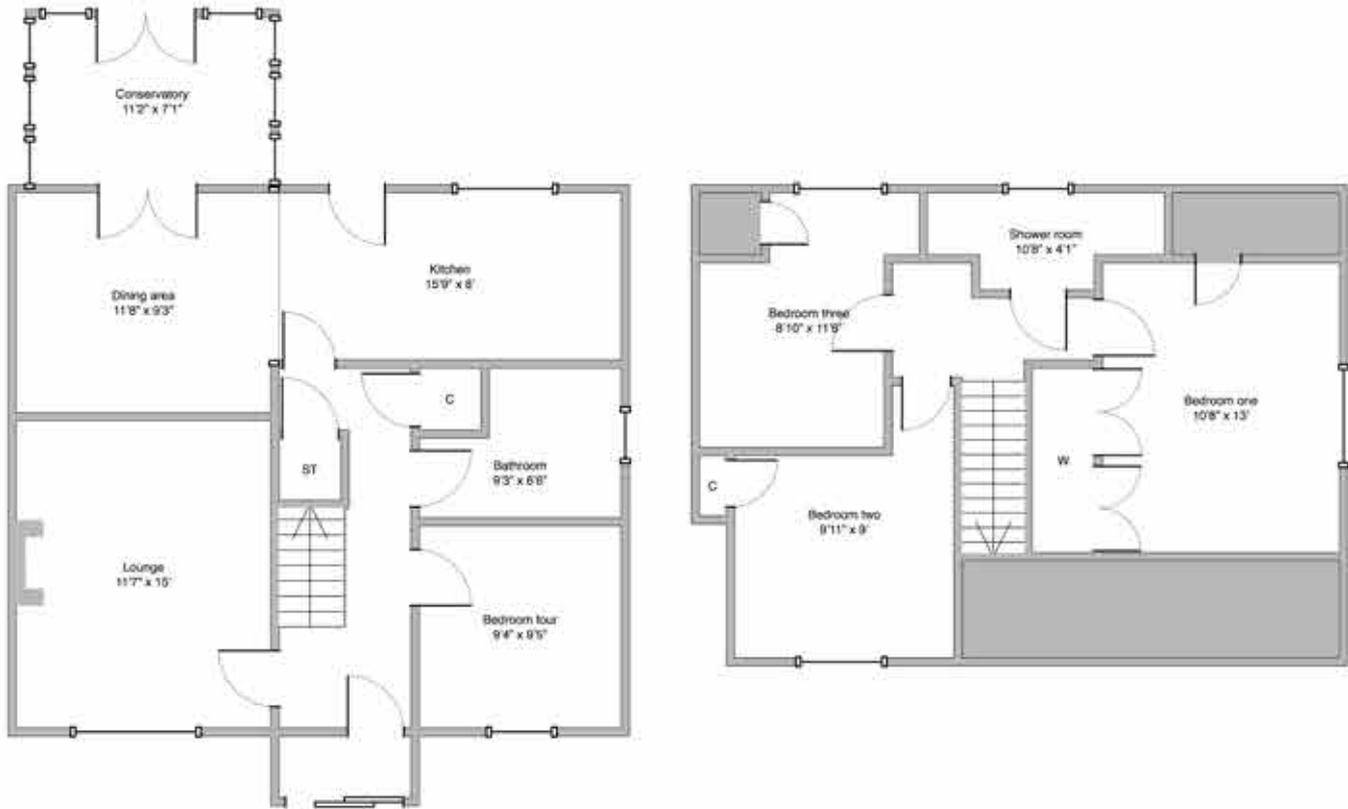
The property is decorated in modern neutral shades complemented by quality carpeting.

Viewing:
by appointment with
Caledonia Property
0333 241 3333
EPC: Band D
Ref No: HS2053





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Scotland's quality online estate agent with a High Street presence.

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