



33 Lochranza Drive Helensburgh





33 Lochranza Drive  
Helensburgh G84 9DY



A delightful three bedroom detached villa within popular select residential development. The property is situated within pleasant gardens; the front laid to lawn with multiple vehicle driveway leading to attached garage, the rear gardens are again laid principally to lawn with access to large garden shed, these gardens are bound by timber fencing and offer a high degree of privacy.

The property has a dry dash exterior with concrete tiled roof, double glazed windows and doors throughout whilst warmth is provided by gas central heating.

Accommodation consists reception hall with staircase to upper, wc/cloak and storage cupboard, spacious lounge with large window giving aspects to the front, large dining kitchen with generous floor standing and wall mounted units, space and plumbing for appliances, patio doors from dining area to rear garden.

Upstairs to family shower room comprising low flush wc, vanity wash hand basin and shower cubicle and three bedrooms.

The property is decorated in modern neutral shades and has been upgraded with feature timber doors throughout.

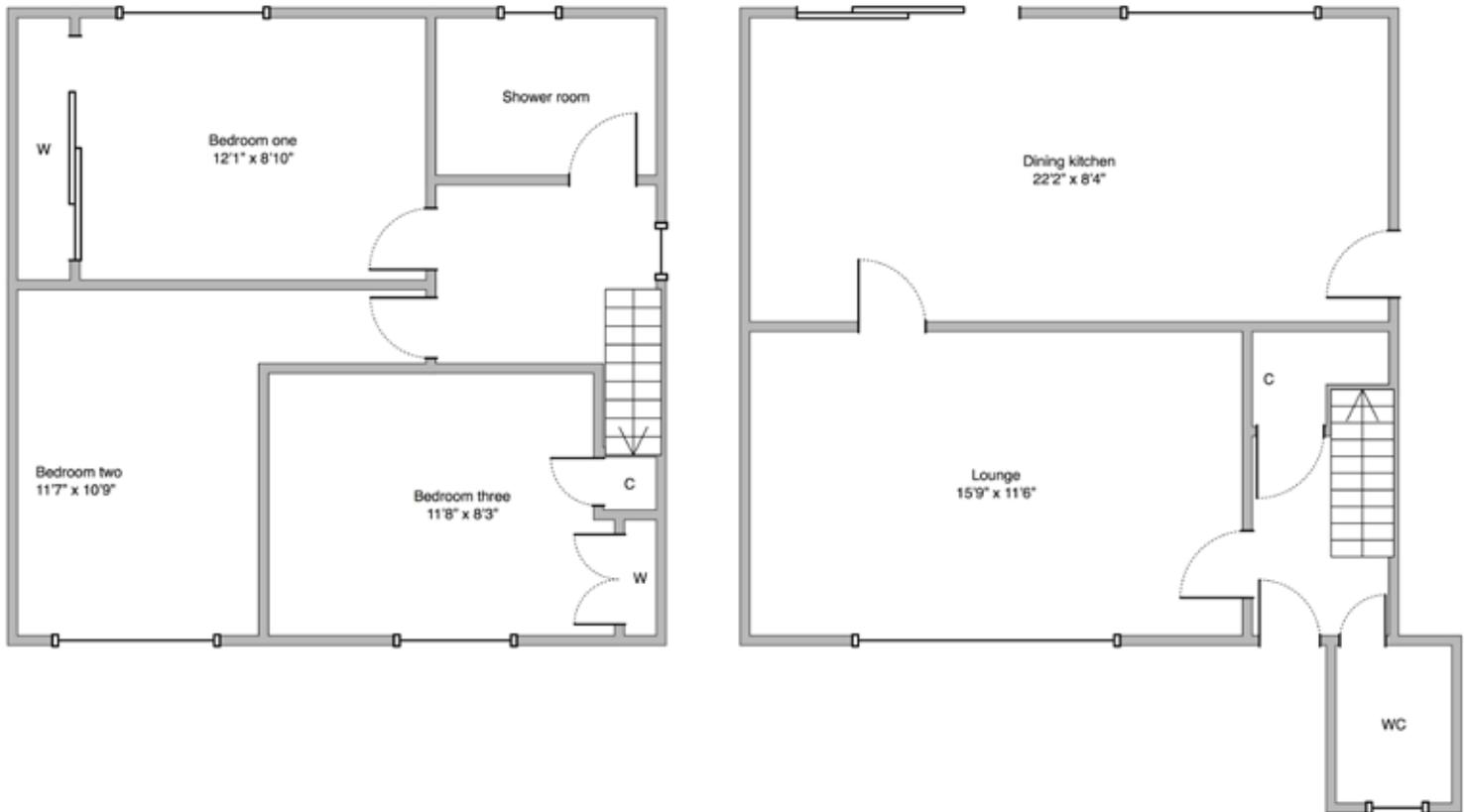
**Viewing:**  
by appointment with  
Caledonia Property  
**0333 241 3333**

**EPC:** Band ?  
**Ref No:** HC2056





## 33 Lochranza Drive Helensburgh G84 9DY



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

Your local High Street office: 9 Colquhoun Square, Helensburgh G84 8AD T.0333 241 3333 E.helensburgh@caledoniabureau.co.uk

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.