



Craigrownie Gardens
Kilcreggan
G84 0HY

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Offers Over £110,000

This spacious Mid Terrace Villa has been beautifully upgraded and is offered for sale in excellent condition throughout.

The property has been improved by the addition of enhanced exterior insulation with new render exterior which makes this a most efficient home with low running costs.

The house is set back from the main road and has a really nice open view to the front over the lawned front garden and beyond onto the surrounding hillside whilst the level rear garden is slabbed for low maintenance and has a wooden fenced perimeter.

At the front, beyond the communal areas, there is a single car garage with up and over door. The garage has also been enhanced with a rubber roof which ensures it is waterproof.

Internally the property has spacious rooms in good decorative order and provides excellent sized family accommodation over two levels.

The accommodation comprises hallway with double turn staircase to one side and adjacent to this is a large walk in storage cupboard which other houses have converted into a downstairs w.c.



Home Report Valuation
£115,000

www.packdetails.com

Council Tax Band C

EPC Rating E



The lounge/dining room has windows to both the front and rear and the current owners have cleverly delineated the two areas with different floor coverings in each to create a cosy dining room with space for table and at the far end a nice main living area.

Newly fitted 'Wren' kitchen with Quooker tap which supplies instant hot water. There are quality floor standing and wall mounted storage units with integrated hob, microwave, oven and hood. Integrated fridge freezer, integrated dishwasher and quality quartz worktop surface area with nice led lighting underneath, sink and drainer, window to the rear and quality wood effect floor covering.

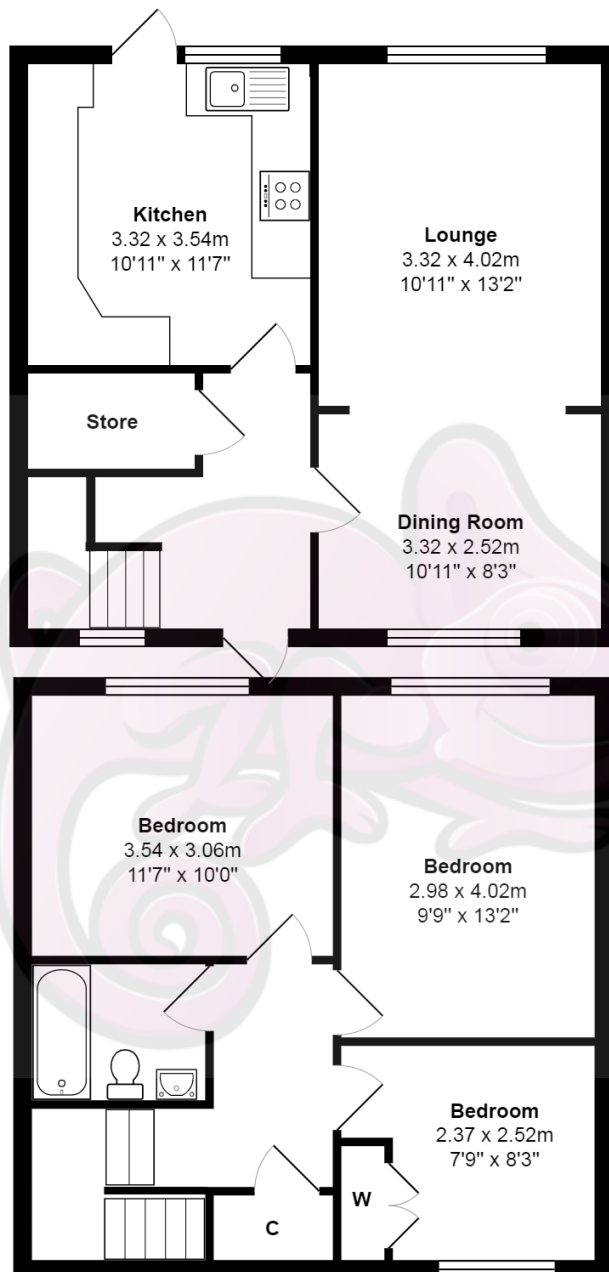
On the upper floor there is a deep shelved cupboard on the landing, three good sized bedrooms and a main bathroom with three piece suite, shower and a velux window.

The property further benefits from quality double glazing, electric heating and has a good sized loft storage area.



Vendor Comments

This has been a great house, in a quiet location. Lovely place to stay and plenty local shops within a short distance.



Total Area: 88.7 m² ... 955 ft²

All measurements are approximate and for display purposes only

Location

Kilcreggan is a popular rural area and benefits from a Primary school and then for secondary there is a school bus to Hermitage Academy. The village itself has a good range of local shops, health care centre and a ferry service from Kilcreggan Pier. Further amenities can be found at Rosneath (5 minutes drive away) or further round the peninsula back in Helensburgh which is c. 15 minutes away. Helensburgh has a large range of amenities including various supermarkets, bars and restaurants and from here there is a half hourly train service to Glasgow.





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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. Floorplans may not be to scale.

