






Clachan Road  
Rosneath  
G84 0RJ

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## Offers Over £79,000

A spacious 2 bedroom Mid Terrace Villa situated in an established location close to Primary School and local shops.

Clachan Road is a quiet street away from the main road and comprises a mix of well spaced out terraced homes of similar style and age with plenty of space for parking and a lot of green space and pavements.

The house itself is traditionally constructed with a render exterior beneath a pitched, concrete tiled roof and has level gardens to both the front and rear.

The larger rear garden does require some upgrading but is fenced and has a nice open view to the rear over Church grounds.

The house has modern double glazed windows including a new double glazed door and sliding patio door from the kitchen leading to the rear garden.



Home Report Valuation  
£80,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band C

EPC Rating D



Internally the accommodation comprises front entrance hall which leads into the modern refitted kitchen. The kitchen has an excellent range of units with integrated hob, oven and hood, large free standing fridge freezer and plenty worktop surface area.

Main lounge/living room with windows to both the front and rear and ample space at one side for a dining table if required.



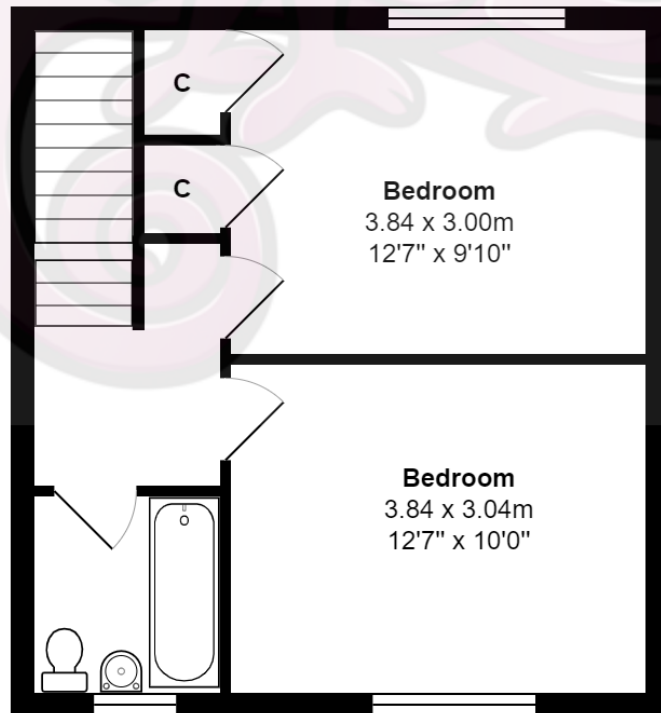
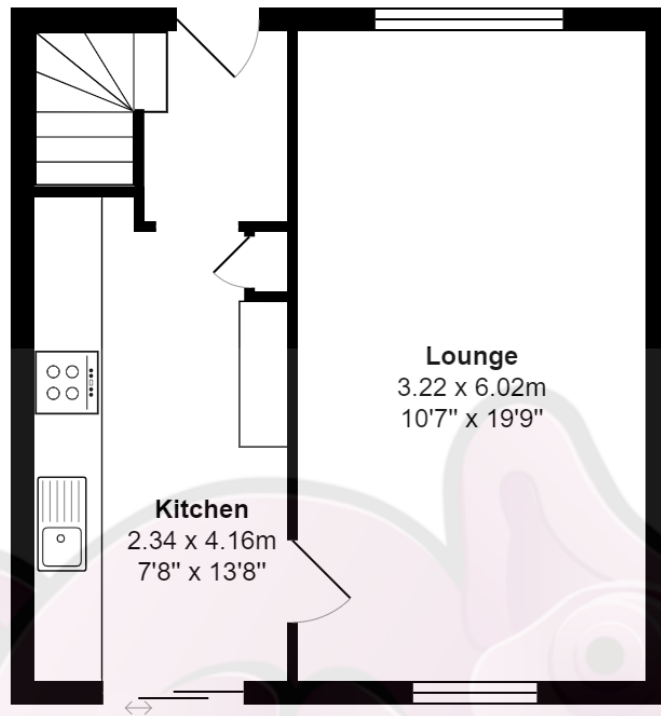
On the upper floor the landing provides access to two large double bedrooms and a nice modern bathroom with new three piece suite comprising panelled bath, wash hand basin and w.c.

The property further benefits from electric heating and has a loft storage area.



## Vendor Comments

*Great street as neighbours are fantastic and is so close to the Primary and local shops. Really nice walks nearby and great views*



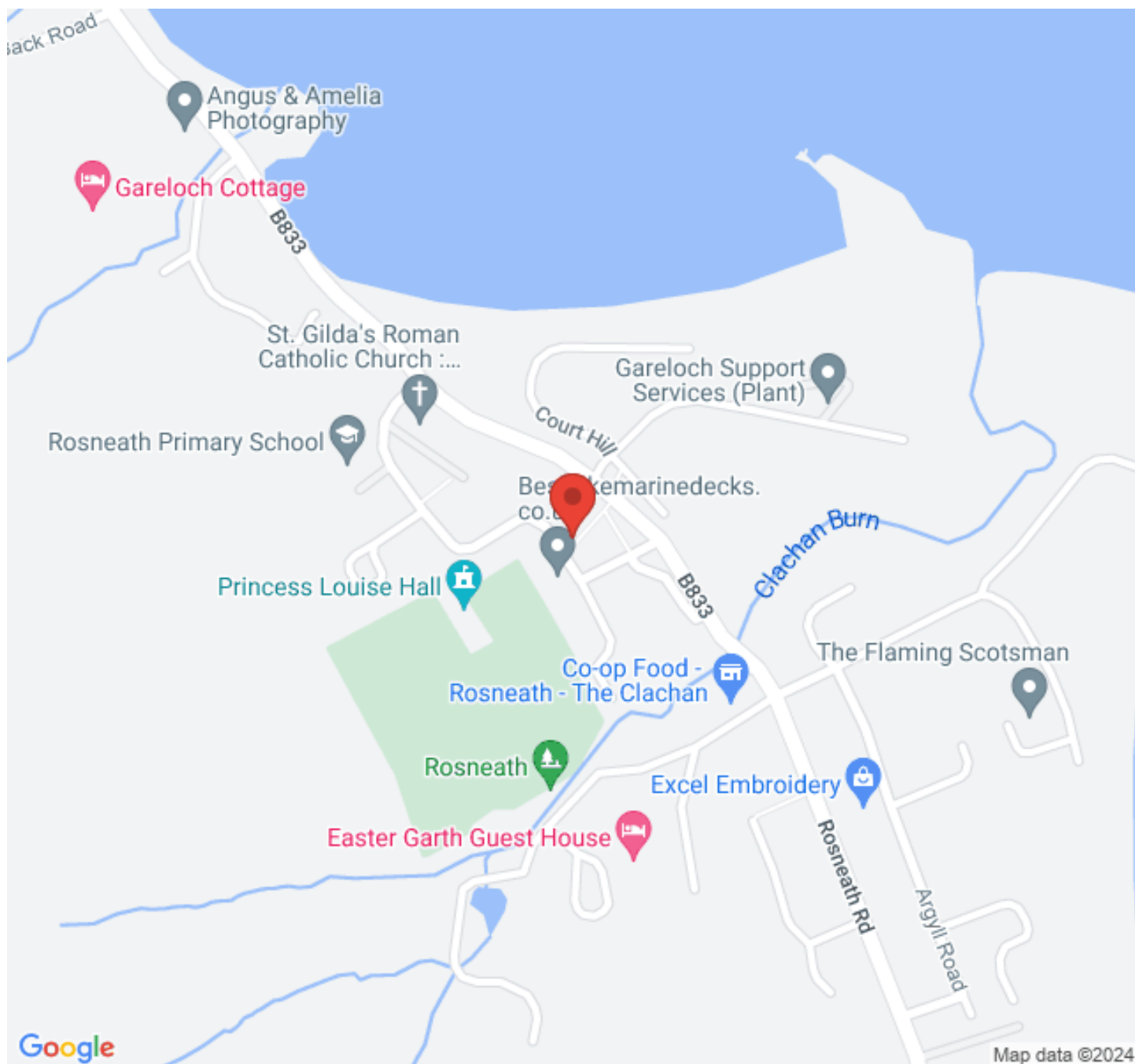
All measurements are approximate and for display purposes only

Total Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup>

## Location

The house is only a short distance away from the Co-Op store in the village. Rosneath itself is a popular village on the Rosneath Peninsula and is only a short distance from the Faslane Naval Base and just further on from this within twenty five minutes? drive is the larger town of Helensburgh where a wide range of amenities can be found. Rosneath is perfect for those who enjoy the outdoor life with beautiful scenery all around and with great sailing on the Firth of Clyde and the Gareloch. Rosneath also has a local primary school which is within easy walking distance





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