



Templeton Way
Helensburgh
G84 8FA

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Offers Over £190,000

This modern Persimmon built End Terrace Villa has been well maintained by the present and only owner and is situated in a favourable position in a quiet part of the street and with added benefit of lovely views particularly from the upstairs bedroom.



The property has a low maintenance facing brick exterior beneath a pitched, concrete tiled roof including integrated solar panels to the rear which helps make this a most efficient home to run and is illustrated by the fact the house has a B rating on the EPC.



The property is one of the few that has the benefit of a neat slabbed pathway to the side with perimeter wooden fence and this leads to the larger rear garden. The rear garden backs onto the Duchess Woods and has a large slabbed pathway, very well built composite decking area and adjacent to this (included in the sale) is a large bespoke lockable shed with power and light supplied.

At the front the garden is level and provides off road parking for two cars

Internally the property is freshly decorated and offers ideal accommodation for first time buyer, someone moving from a flat looking for back and front door or indeed someone down sizing due to the lovely location close to Helensburgh.



Home Report Valuation
£200,000

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Council Tax Band D

EPC Rating B



The accommodation comprises bright open plan lounge/living room with staircase to one side and a useful under stair cupboard.

The kitchen is breakfasting sized and has modern white fronted floor and wall storage units with integrated hob, oven and hood, sink and drainer, integrate washer dryer and ample worktop surface are with under lighting.

To one side a door opens to large utility room/cloakroom with wall mounted boiler and a pedestal wash hand basin and low level w.c.

On the upper floor there is a nice landing area with access to all rooms and hatch to loft space.

The main double bedroom has window to the front which provides a fantastic open view with partial views of the Gare Loch and the hillside beyond. There is a built in cupboard at one side and space for additional free standing units.

The second double bedroom also has a very nice view and this time is over the Duchess woods at the rear. At one side there are fitted storage units with shelved and hanging storage.

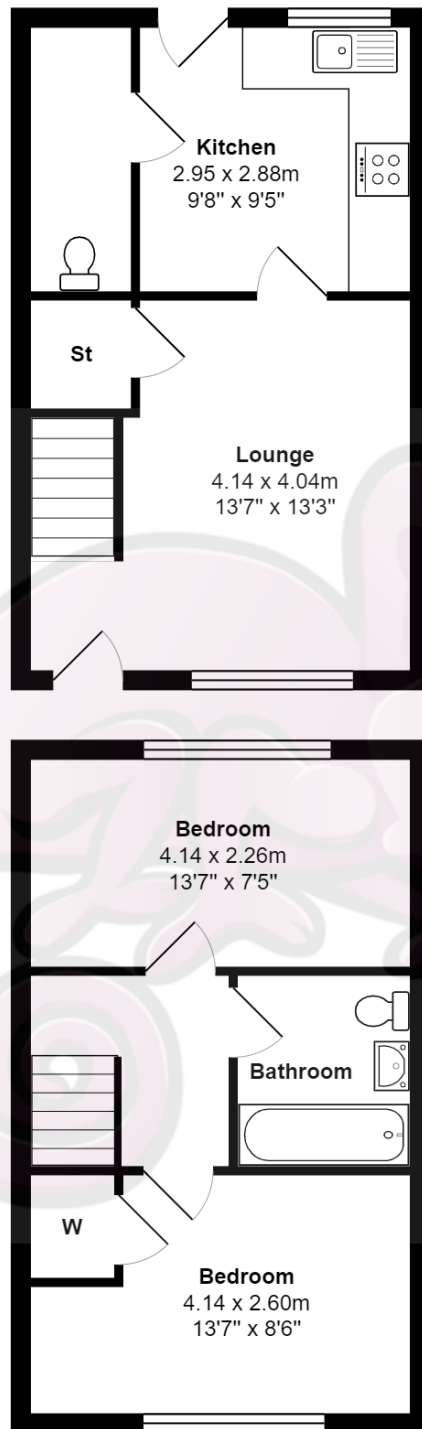
Bathroom with three piece suite comprising panelled bath, wash hand basin and w.c Wall mounted shower and glass screen and on the wall is a large wall mounted mirror.

The property further benefits from gas central heating and quality double glazing.



Vendor Comments

This has been an excellent first home and is in such a nice location. I waited for this specific plot as I wanted the view and it's been well worth it.



Total Area: 58.6 m² ... 631 ft²

All measurements are approximate and for display purposes only

Location

The property is situated within close proximity of Helensburgh Town Centre where there is a wide array of shops, amenities, pubs, clubs, and restaurants with excellent public transport facilities, offering easy of passage to Glasgow City Centre, and beyond. Established road networks again, lead to Glasgow, Loch Lomond and some of the most glorious countryside in Scotland within Argyll and Bute.





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