



Rarely available waterfront property

6 Kidston Drive, Helensburgh, Argyll & Bute, G84 8QA



Sun room • Hallway • Sitting room • Kitchen
Dining room • Utility room • Office/bedroom five
Bedroom four (ground floor) • Three further bedrooms
(one en suite) • Shower room • WC

Glasgow Airport 22 miles,
Glasgow city centre 31 miles

Directions

Travelling westbound on the M8 from Glasgow take the cut off for the Erskine Bridge. Cross the bridge and filter left onto the A82, signposted Crianlarich and follow signs for Loch Lomond. Passing Loch Lomond on the right hand side turn left at the Arden roundabout onto the B831 signposted Helensburgh and continue over the Black Hill. On entering Helensburgh proceed down Sinclair Street and turn right at the lights along the waterfront. Kidston Drive is accessed by turning right onto Cairndhu Avenue followed by a sharp left turn. The property is found on the right hands side.

Situation

6 Kidston Drive is situated on one of the most desirable streets in the popular coastal town of Helensburgh. Sea views and easy access to amenities make this a rare and desirable opportunity.

There is a selection of local primary schools, with Hermitage Academy being the local secondary school. Private schooling is catered for by Lomond School which provides facilities for day pupils and boarders alike. Helensburgh offers a wide range of local amenities and

shops including numerous artisan shops and a Waitrose supermarket. It is a thriving town and has attracted some excellent restaurants, including modern European and seafood. There is a cinema and the Victoria Halls which hosts classical music concerts.

The property is well situated for golfers, with easy access to Helensburgh Golf Club, Cardross Golf Club and the world famous Loch Lomond Golf Club and the Carrick course at Loch Lomond with its leisure complex. In addition, Cameron House Hotel and leisure club is only a short drive away.

Helensburgh, considered by many as a gateway to the Highlands, combines both town and country living with Loch Lomond and the Trossachs within easy reach. The Glencoe and Nevis Range ski areas are both within approximately 90 minutes' drive while the Firth of Clyde provides some of Scotland's most testing sailing waters and the neighbouring village of Rhu offers a modern marina and is home to the world famous Royal Northern & Clyde Yacht Club.

Helensburgh is well placed for commuting to Glasgow with the A814, A82 and M8 allowing a journey time of less than an hour in normal driving conditions and by train from





both Helensburgh and Craigendoran to Glasgow Queen Street. Helensburgh Upper station connects with the West Highland line and the London Euston sleeper. Glasgow Airport is 21 miles distant and offers a variety of regular domestic and international flights.

Description

6 Kidston Drive is a superbly positioned detached family home on the waterfront in Helensburgh. The property has been cleverly designed to sit at an angle that allows incredible views over the Firth of Clyde.

The property is spread over two floors with three bedrooms and two bathrooms on the first floor but with the added benefit of two ground floor bedrooms. The rooms are all spacious and bright with most having south facing aspects.

The current owner has carried out a programme of renovations and improvements which are especially evident in the beautifully appointed kitchen with wooden work surfaces, integral fridge freezer, AEG Electrolux combination microwave oven, Rangemaster hob with extractor above and pop up plug sockets.

The family bathroom has a striking roll top bath, chrome heated towel rails and underfloor heating as well as a spectacular sea view.

The spacious master bedroom benefits from an en suite shower room, again with underfloor heating.

The property is ideally suited to all types of buyer whether downsizing, relocating for lifestyle reasons or an expanding family looking for charming gardens and well balanced accommodation.

Gardens and Grounds

6 Kidston Drive is accessed via a block driveway through stone gate piers to a sweeping gravel driveway leading to a double garage to the rear of the property. The gardens to the front are mostly laid to lawn behind a mature hedge with a beautiful herbaceous border. The gardens to the rear are again laid to lawn with an array of colourful shrubs and flowering plants and bordered by a hedge on two sides with additional greenhouse and wooden pergola. A retaining natural stone wall forms a raised bed to the rear of the gardens.

Services

Mains water, gas, electricity and drainage. Underfloor heating in bathrooms.

Local Authority

Argyll & Bute

EPC Rating

D





Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





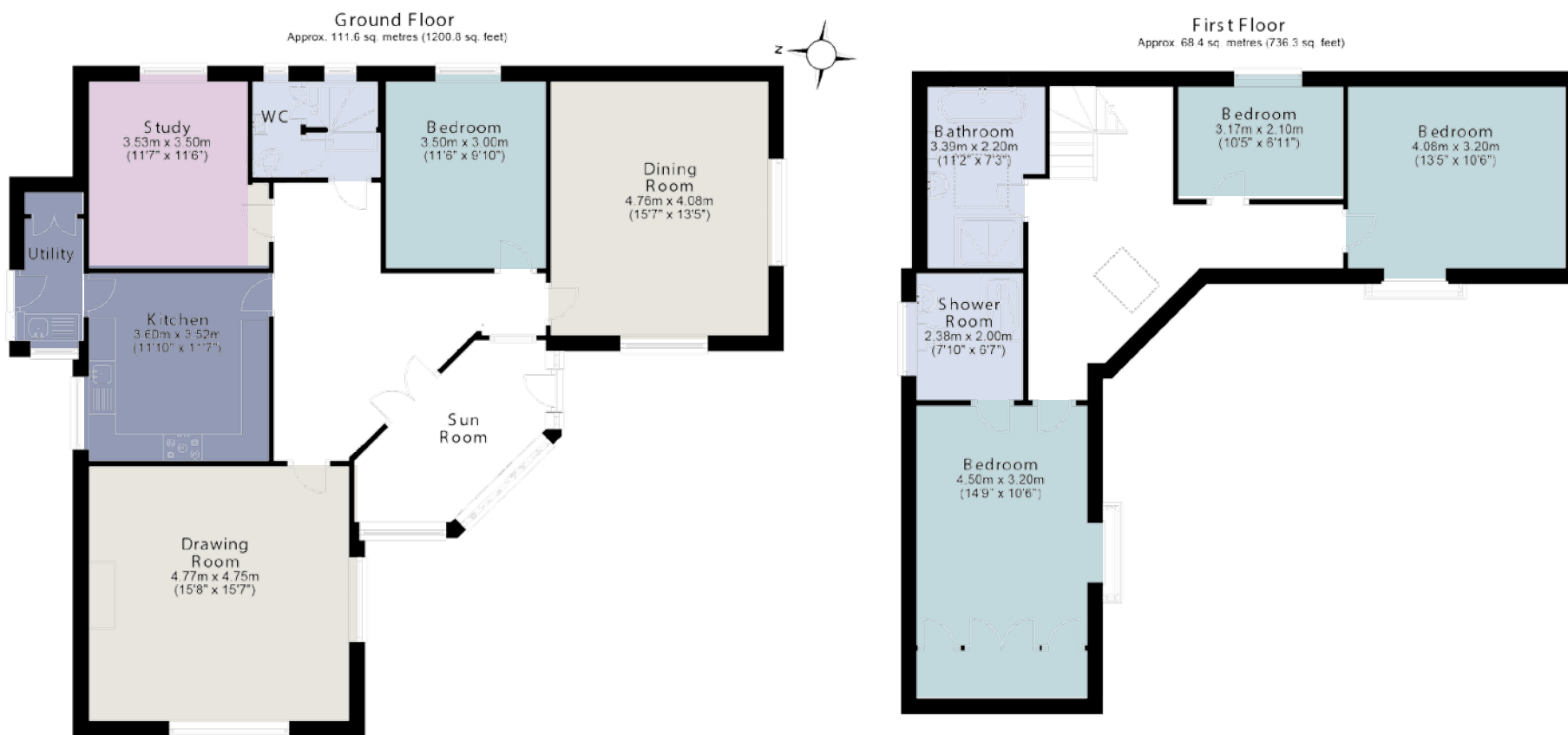
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Total area approx (180 sq m / 1,937 sq ft)



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