



# Charming Victorian villa with stunning views

Glenview, Cove, By Helensburgh, G84 0NZ





Entrance vestibule • Reception hallway • Drawing room  
Dining room • Family room/kitchen • Utility • WC  
3 bedrooms (3 en suite) • Garage with large loft area  
Gardens • EPC - F

Helensburgh: 13.5 miles  
Glasgow Airport: 36 miles  
Glasgow city centre: 44 miles

#### Directions

From Glasgow travel west on the M8 and exit at Junction 30 for Erskine Bridge. Cross the bridge and filter left signposted A82 and Crianlarich. Beyond Loch Lomond continue through the Arden roundabout along the A82 taking the second left onto the A817 signposted Garelochhead. Proceed to the top of Glen Fruin, and at the next roundabout turn right. Continue straight over the next roundabout following signs for Coulport. On reaching Coulport turn left on the A833 onto Shore Road and Glenview is on the left hand side.

#### Situation

Glenview is set back from Shore Road with wonderful open aspects over the Firth of Clyde. Nearby Cove, Kilcreggan and Peaton were established around the mid 19th century and initially were used mainly as destinations for summer houses, but as time went on, full time occupation took place.

Originally there were ferries to Cove and Kilcreggan, but today Kilcreggan Pier remains the only traditional pier on the Clyde still in daily use. The peninsula has a rich architectural heritage of Victorian mansions, castles and cottages with famous architects such as Alexander 'Greek' Thomson, William Lieper and John Honeyman among the many to build impressive homes for wealthy clients. Today, many permanent homes remain, with villagers commuting to Glasgow by road in approximately 1 hour and Glasgow Airport reached in approximately 45 minutes, under normal driving conditions. Kilcreggan has its own primary school with the local secondary school in the nearest town of Helensburgh. Lomond School in Helensburgh provides private schooling at primary and secondary level. Helensburgh is renowned as one of Scotland's most desirable towns with excellent local shopping, swimming pool, golf course and nearby Rhu Marina.

Loch Lomond and the world renowned Loch Lomond Golf Club are approximately 20 miles away and some of Britain's most testing sailing waters can be found on Scotland's west coast.











### Description

Glenview is a welcoming detached villa thought to date from around 1840. The outlook to the front of the property is exceptional, overlooking lovely landscaped gardens and with views beyond to the Firth of Clyde.

The accommodation is set over two levels and begins at the front through double storm doors to the half glazed entrance porch and door to the welcoming hallway. Off here to the left is the drawing room with bay window overlooking the garden to the front and fireplace with multi fuel wood burning stove. There is a door through to the dining room which has French windows to the rear courtyard and a window to the side. From the dining room there is also access back to the reception hallway. At the heart of Glenview is the kitchen/family room benefitting from underfloor heating. This is a fantastic full length room: the kitchen is fitted with floor and wall mounted units and integrated appliances including a range cooker. The family room is to the front of the space with bay window and additional window to the side.

Again there is a cosy fireplace with wood multi fuel burner. From the kitchen two stairs lead to the generous utility area with windows and door to the side, and a WC completes the downstairs accommodation.

From the hallway a staircase leads to the upper floor. The first floor landing splits to the left where there is a bedroom and bathroom and to the right are two further bedrooms both with en suite shower rooms. The master bedroom is 21 ft long with dual aspect windows.

The landscaped gardens at Glenview are a credit to the present owners, set in an enviable position and mainly laid to lawn with trees and shrubs. The driveway leads to the double garage at the side of the house which has a useful large sail loft area above. Stairs lead from the lower level garden to the front of the house with a gravel and patio area for summer dining.





### Local authority

### Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

### 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. 181.4 sq. metres (1952.5 sq. feet) Excluding Garage.



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