



Arts & crafts villa in prime location

Braeriach, 4 Upper Colquhoun Street, Helensburgh

Drawing room/dining room • Conservatory • Sitting room
Greenhouse • Breakfasting kitchen • Utility • Larder
Storeroom • WC cloakroom • 6 bedrooms - Master
bedroom with dressing room and en suite shower room
Family bathroom • Shower room WC • Garage

Glasgow Airport 22 miles
Glasgow 28 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. 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 take the right turn into Kennedy Drive. Continue along Kennedy Drive, turning first left into Upper Colquhoun Street, the entrance to Braeriach is on the left hand side.

Situation

Braeriach is set amidst private gardens of approximately half an acre and offers views to the front over the Firth of Clyde. The property is positioned in the finest of locations, within the Upper West End conservation area of Helensburgh, directly to the south of Charles Rennie Mackintosh's finest domestic building The Hill House – architecturally one of the most important 20th century buildings in Scotland.

The conservation district is also home to more of Scotland's most architecturally renowned properties including The White House by Baillie Scott and Brantwoode by William Leiper. This is arguably the most sought after location in Helensburgh.

Helensburgh Central Station is on the main Glasgow Queen Street line, with Helensburgh Upper Station on the West Highland line. 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 good local shopping including Waitrose, along with numerous civic and leisure facilities.

The property is well situated for golfers, with easy access to Helensburgh Golf Club, Cardross Golf Club, the world famous Loch Lomond Golf Club and the new Carrick course at Loch Lomond. Cameron House Hotel and its Cameron Club and Spa are 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 an hour and a half's drive and for water sports enthusiasts the Firth of Clyde provides some of Scotland's most testing sailing waters. 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. Glasgow Airport is 22 miles distant and offers a variety of regular domestic and international flights.

Description

Braeriach is Category B Listed and occupies a prime corner plot in the Upper West End of Helensburgh. The house was designed in 1908 by Robert Wemyss in the typical Arts and Crafts style. Robert Wemyss was a resident of Helensburgh and creator of some of the best examples of the Arts and Crafts movement. Braeriach is built in red sandstone over two levels and is defined by its unique features including the 32 separate windows, each unique with no two having the same shape or dimension. There are also stained glass windows, fireplaces in all the bedrooms, and a butler's pantry within the kitchen. Braeriach is presented in excellent order throughout and offers flexible and spacious family accommodation.

From the beautiful red sandstone pillars the gravelled driveway leads to the main entrance at the rear of the property. A grand doorway leads to the porch with further access to the reception hallway through a glazed door. The reception hallway has beautiful parquet flooring, and off here are all the main reception rooms. To the right is the beautifully appointed and generously proportioned formal drawing room/dining room with windows overlooking the garden, fireplace and access to the conservatory to the front which has doors leading to the garden. The family sitting room has windows to the front, a picture rail and access to a greenhouse at the side, which gives access to the gardens. The family breakfasting kitchen is entered from both the sitting room and the hall and is well fitted with attractive, traditional style wall mounted and counter level white cupboards with a matching white AGA and separate gas hob and ovens. There is ample space for a dining table and chairs in this bright and welcoming space. By the kitchen is a lobby, off which are a back door and utility area, larder and laundry room. There is also a back stairway leading to the upper floor. The WC/ cloakroom and large store cupboard complete the ground floor accommodation.







A handsome timber staircase with hand rail rises from the hallway to the first floor. The half landing and upper landing are lit by a beautiful stained glass window on the upper floor. On the half landing is a shower room, WC, bedroom and study (6th bedroom). On the first floor sits the master bedroom suite which comprises a good sized double bedroom that enjoys views from two sides across to the Firth of Clyde and beyond, a dressing room and shower room. There is a fabulous vintage style family bathroom and three further bedrooms. A chipped driveway leads from Upper Colquhoun Street to the side of the house where the garage and carport are located. The front and rear gardens have extensive lawned areas with well stocked borders, shrubs, hedges and mature trees. A boiler room sits to the side.

Local Authority
Argyll & Bute

EPC Rating
Band 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.





Braeriach, 4 Upper Colquhoun Street, Helensburgh, G84 9AH
Total 366.2 sq m/3942 sq ft



For identification only. Not to scale. © 191015CG

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