

# North Woodlea

GARELOCHHEAD, HELENSBURGH, G84 0EG



*This charming property is a must-see for anyone who has dreamt of waking up to a view over water*



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McEwan Fraser Legal is delighted to present this charming and well presented end-terraced house, offering flexible accommodation over three levels and set on the water front enjoying unhindered panoramic views of the Gare Loch. With a driveway for off-street parking for one car and gardens to the front and back. The front patio area can be used to enjoy the stunning outlook across the very top of this tranquil loch.

# THE LOUNGE



The side main entry door opens to the lower hallway, and we find a spacious lounge with under stair storage and patio doors to the front of the property affording stunning views over the water across the road.

# THE KITCHEN



Also on this level is a well-appointed kitchen with ample grey worksurface over modern base and wall-mounted cabinets. Black metro style tiled splashback and a stainless-steel splashback over the gas hob and a Siemens cooker hood add a touch of class. There is a built-in double oven and space for a microwave. The large glass door gives access to the tiered decking which forms the tidy back garden.

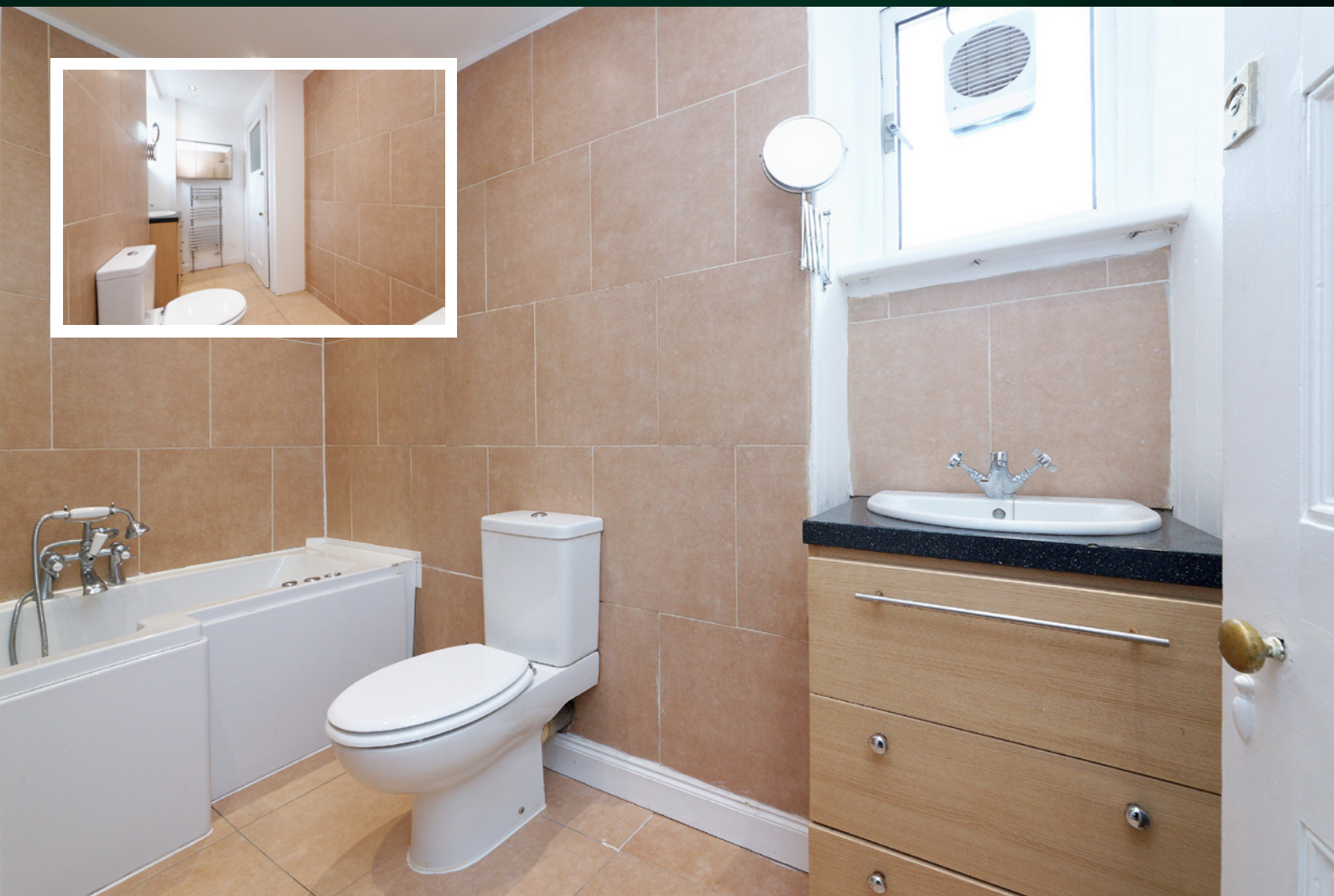






The first floor of the accommodation is accessed by a brown carpeted stairway which also extends to the upper accommodation. On this first floor, we find both bedrooms. One is a single with ample storage and hosts the very modern Worcester boiler. The other bedroom is a generous double with ample space for free standing furniture. The modern bathroom has a tiled floor and walls with a white suite. The large "P" shaped bath has side-mounted taps with a gravity fed shower and a quality shaped glass shower screen. The modern wash hand basin has drawer storage underneath.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





The attic space is given over to a lounge with lots of natural light coming in through a large Velux window offering another wonderful view over the loch. In eave storage space is abundant up here and is useful for keeping the house tidy.

# THE ATTIC





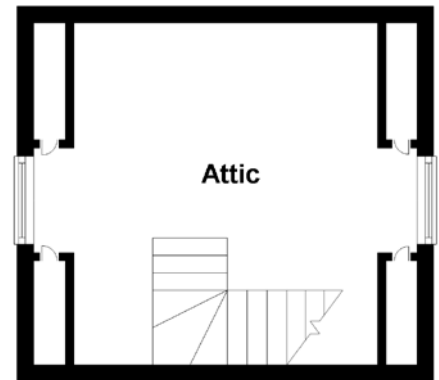
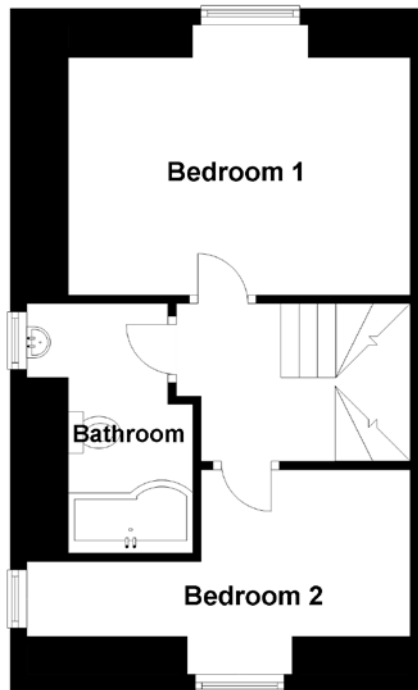
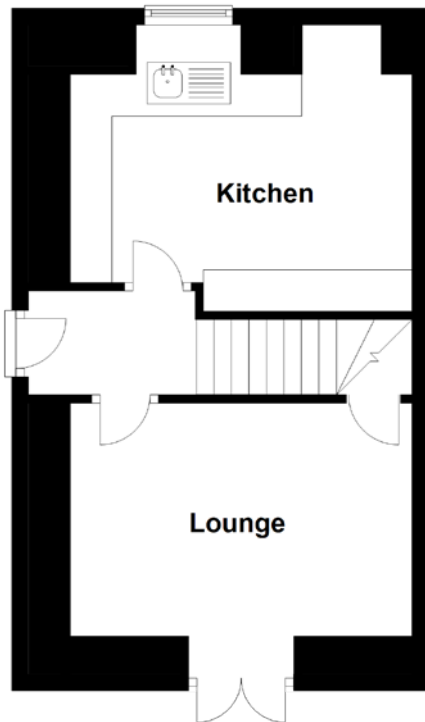
Modern gas central heating and double glazing keep the accommodation warm and cosy all year round. Early viewing is strongly recommended for what is sure to be a very popular property due to the location and proximity to the water.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

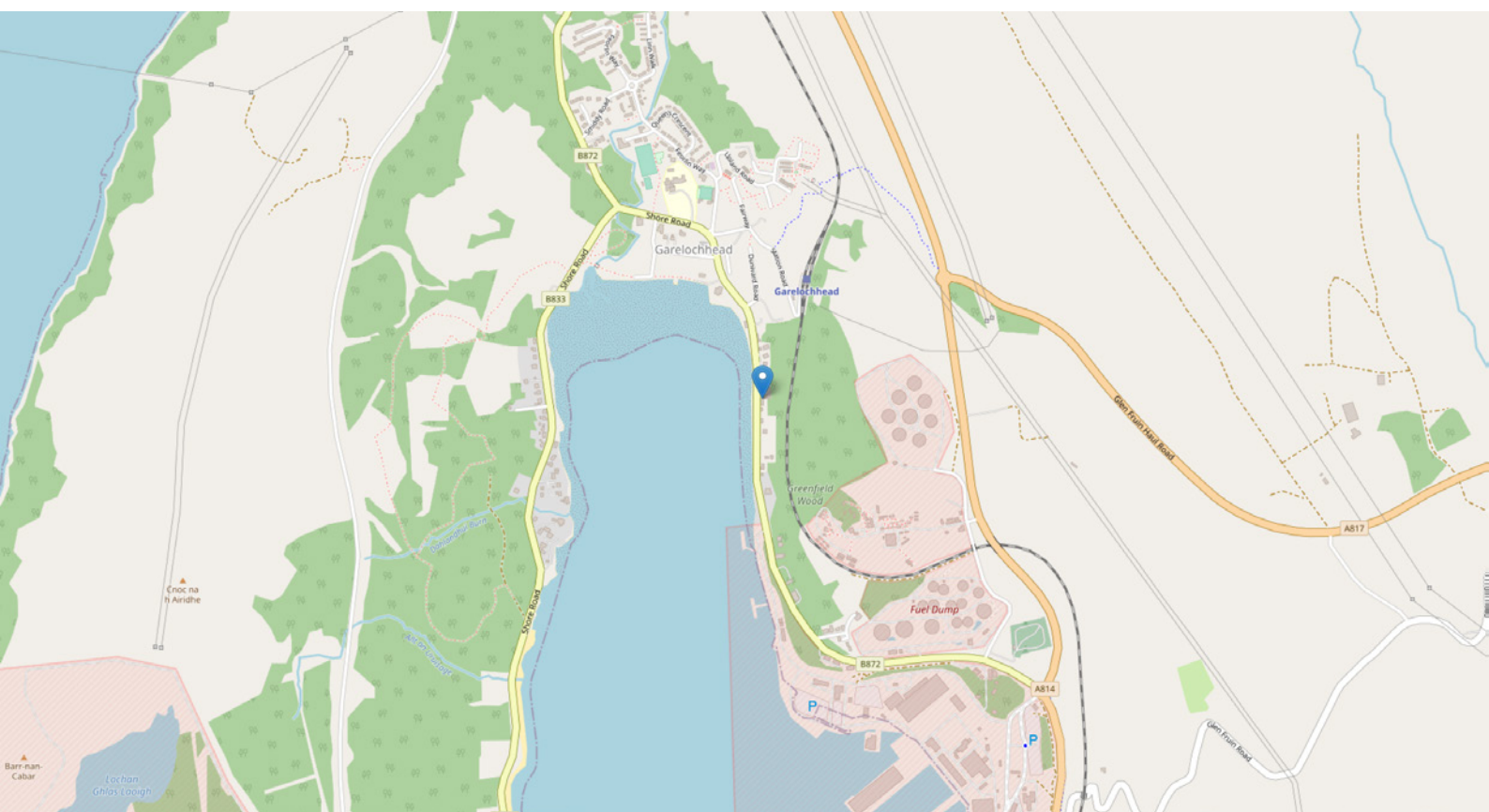


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.25m (10'8")
Kitchen	4.10m (13'5") x 2.85m (9'4")
Bathroom	3.00m (9'10") x 1.50m (4'11")

Bedroom 1	4.10m (13'5") x 2.85m (9'4")
Bedroom 2	4.25m (13'11") x 2.00m (6'7")
Attic	4.10m (13'5") x 3.65m (12')

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Garelochhead is a small town on the Gare Loch in Argyll and Bute, Scotland. It is the nearest town to the HMNB Clyde naval base. Garelochhead lies 7 miles northwest of Helensburgh. Loch Lomond is a few miles to the east, and Loch Long to the west. There is a local train station and a regular bus service to surrounding areas.







# McEwan Fraser Legal

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