



Garelochhead

HELENSBURGH, G84 0BD

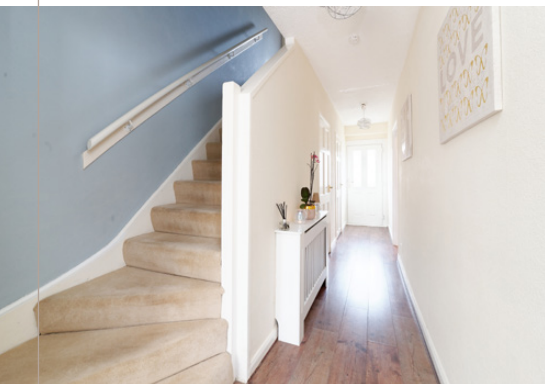
The charming village of Garelochhead is nestled beautifully on the Gare Loch in Argyll and Bute. It is the nearest village to the HMNB Clyde naval base.

Only 7 miles northwest of Helensburgh. Loch Lomond is a few miles to the east, and Loch Long to the west.

There is a good Primary school for the children in the village itself. The High school is in nearby Helensburgh with a council-run school bus service to and from Garelochhead. there's plenty of local amenities, a shop and a Post Office.

The surrounding scenery is absolutely beautiful and it makes a great place to call home.





7 Frances Hendry Walk

GARELOCHHEAD, HELENSBURGH, G84 0BD

We are delighted to bring to the market this lovely three bedroom mid-terrace home, set in a popular family-friendly street that is well known for its neighbourly spirit. The property is presented in Walk-in condition and offers a great opportunity for any family thinking of getting away from it all, enjoying the invigorating fresh air, and the altogether more peaceful pace of life this lovely location offers.

The accommodation comprises of a bright and spacious lounge which given its shape would suit a range of furniture configurations. Light floods in from the hallway through the french doors and creates a very pleasing ambiance. The feature fireplace has an electric fire and creates a very pleasing focal point for the room.

The kitchen is perfect for the home, finished in a lovely range of fitted units in neutral tones. Appliances include with a gas hob, electric double oven, with ample space for the free-standing fridge freezer, dishwasher, tumble drier and washing machine. It all helps to make a great space to cater for a

busy families needs.

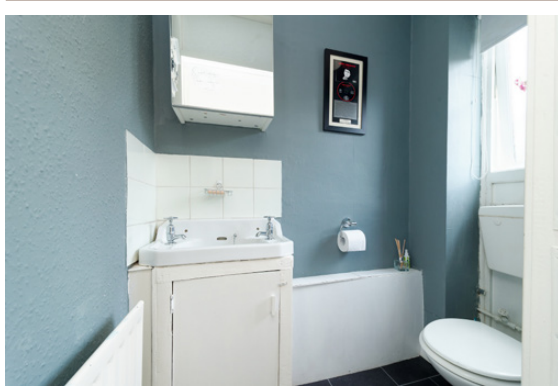
The tiled family bathroom is bright and fresh and contains a tap fed shower over the bath and a white suite.

There are three good sized bedrooms in this lovely home, all have ample space for free-standing furniture, two with built storage space. The home is kept warm and comfortable via the double glazing and gas central heating.

The lovely front garden space is also a real feature, it is secure and pet/child-friendly and on sunnier days the patio area offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

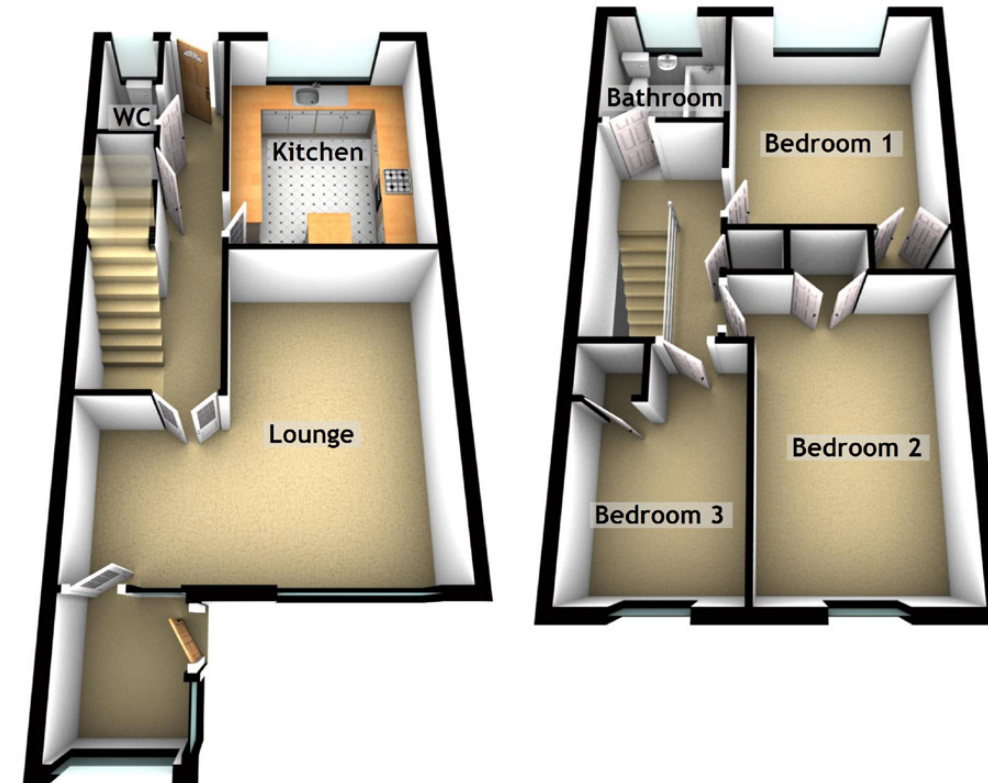
This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a fantastic value for money family home with the hard work already done.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

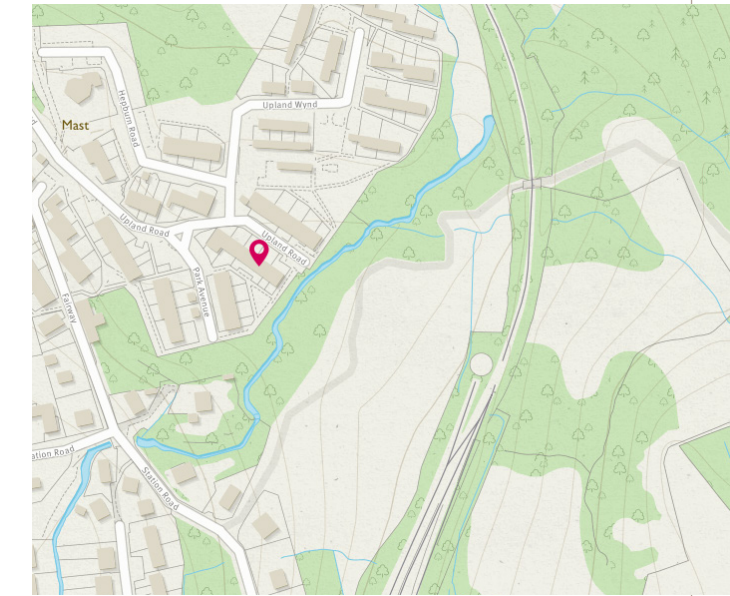


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.80m (15'9")
Kitchen	3.90m (12'10") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
WC	1.80m (5'11") x 0.90m (3')

Gross internal floor area (m²): 89m² | EPC Rating: D

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer