



HELENSBURGH

23 ARDENCAPLE DRIVE

23 Ardencaple Drive Helensburgh

Seldom available detached bungalow well positioned within this sought after Helensburgh pocket. Offering bright and spacious family living all on one level. Early viewings are highly recommended to avoid disappointment.

The accommodation itself comprises entrance porch, entrance hallway, spacious lounge, modern kitchen/dining area; kitchen with generous floor standing and wall mounted units, space and plumbing for appliances, patio doors leading out to rear gardens.

Two good sized double bedrooms and modern family bathroom comprising low flush WC, wash hand basin and bath with over bath shower.

Garden grounds to the front and rear. Front gardens have lawn section with stone chipped pathway leading to front door; bound by walling and hedging. Multiple vehicle driveway leading to external garage. The rear gardens have large lawn section with flagstone slabbing patio area; bound by hedging.

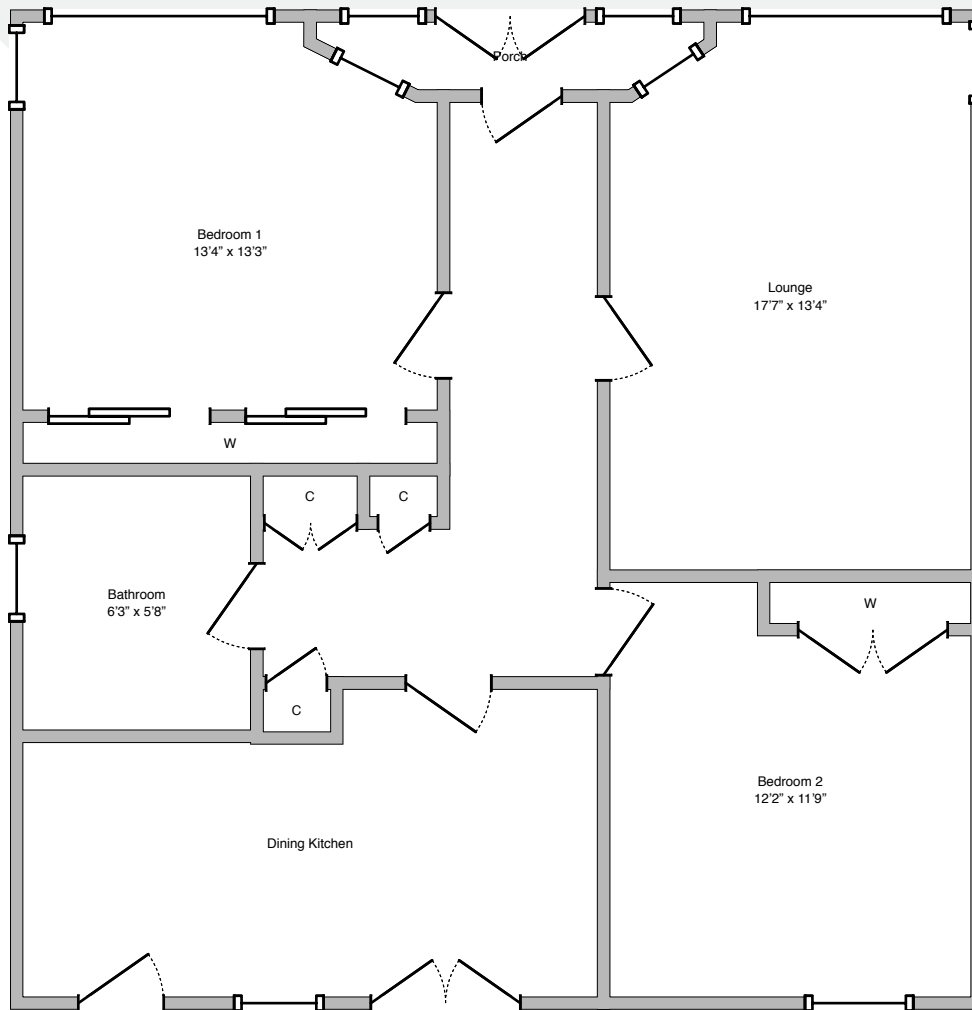
The property is located in the West Side of Helensburgh town and is ideally located to all local amenities including shopping, schooling, leisure complex, bars, restaurants and bus and rail links.

EPC: Band E

Property Ref: DS1524







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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.