



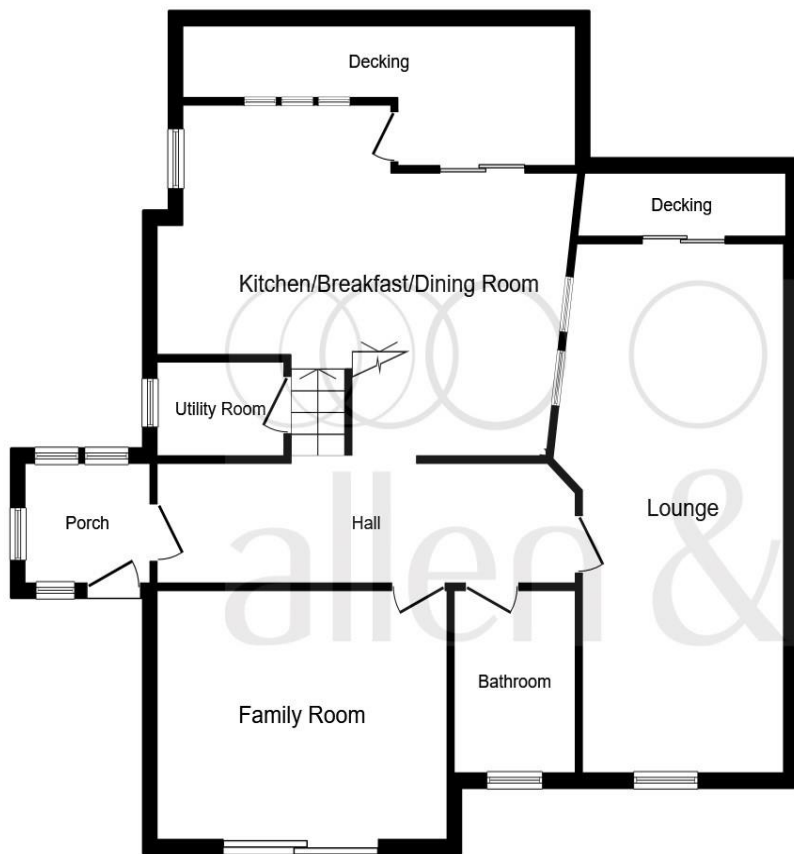
Tir Na Nog, Barbour Road, Kilcreggan, Helensburgh G84 0JN

welcome to

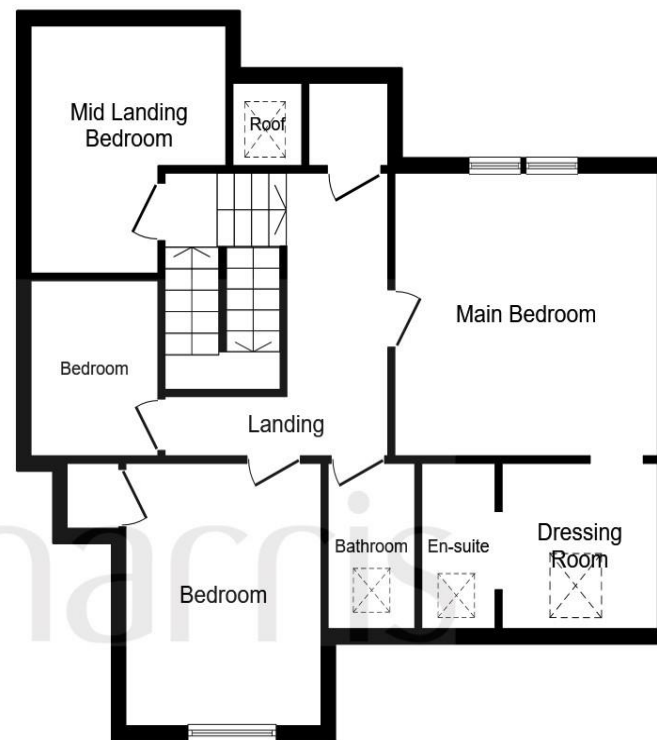
Tir Na Nog, Barbour Road, Kilcreggan, Helensburgh

Tir Na Nog is a bespoke detached split level villa that sits within around half an acre of grounds on Barbour Road in the picturesque village of Kilcreggan with magnificent views directly over the water.





Ground Floor



First Floor

Porch
7' 3" x 6' 2" (2.21m x 1.88m)

Hall
24' 7" Max x 6' 5" (7.49m Max x 1.96m)

Lounge
27' 10" x 12' 10" Max (8.48m x 3.91m Max)

Family Room
17' 3" x 13' (5.26m x 3.96m)

Kitchen/breakfast/dining Room
24' Max x 17' 10" Max (7.32m Max x 5.44m Max)

Bathroom
10' x 6' 10" (3.05m x 2.08m)

Utility Room

Mid Landing Bedroom
14' Max x 13' Max (4.27m Max x 3.96m Max)

Landing

Main Bedroom
15' 7" x 15' 1" (4.75m x 4.60m)

Dressing Room
8' 6" x 7' 6" (2.59m x 2.29m)

En-Suite
5' 1" x 7' 6" (1.55m x 2.29m)

Bedroom
12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom
10' 10" x 10' 9" (3.30m x 3.28m)

Bathroom
5' 6" x 7' 6" (1.68m x 2.29m)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Tir Na Nog, Barbour Road, Kilcreggan, Helensburgh

- Magnificent split level villa
- Outstanding views over the water
- Beautiful finishes throughout
- Wonderful kitchen/dining room
- Decking areas and balcony

Tenure: Freehold EPC Rating: D

offers over

£440,000



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Property Ref:
HBR104597 - 0002

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Tir Na Nog is a bespoke detached split level villa that sits within around half an acre of gardens and affords the most magnificent views directly over Loch Long, the Clyde Estuary and as far as Arran on a clear day. Built around 2004 the property has accommodation over four levels and is deceptively spacious at around 2600 square foot. Beautifully presented throughout the property although modern has a traditional touch with high ceilings, beautiful windows and woodwork. On the entrance level there is a stunning lounge with access to a raised decking area. The lounge is near 30 foot in length and has internal windows over-looking the kitchen/dining area. There is an additional family room and bathroom on this level. On the lower level is a spectacular kitchen/dining room which has a dual-burning stove and access to a large decking. The kitchen is fitted with solid wooden units, granite worktops and good quality integral appliances. Adjoining the kitchen is a useful utility room. On the upper levels there are four excellent sized bedrooms. The main bedroom has the luxury of a dressing room, En-suite and small balcony. There is also a luxurious bathroom with spa shower. There are ample store cupboards throughout and large attic space. Particular note should be mentioned to the quality of the solid wood flooring, chandeliers and general finish of the home. Externally Tir Na Nog sits within around half an acre of beautifully maintained grounds and has a private driveway.



Please note the marker reflects the postcode not the actual property


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