

9 BROOMFIELD GARDENS

SHANDON, HELENSBURGH



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- 5 | BEDROOMS
- 4 | BATHROOMS
- 3 | PUBLIC ROOMS

Situated within the picturesque village of Shandon in an exclusive cul-de-sac development of only 10 properties, this distinctive, modern detached family home is beautifully presented and finished to a high specification throughout.

This fabulous family home sits adjacent to the Gare Loch and boasts exquisite views from many of the rooms.

The home has circa. 3000sqft of accommodation comprising; a welcoming, spacious reception hallway, a fantastic dual aspect lounge with windows either side of the feature living flame gas fire and patio doors opening onto a terrace/sitting area, a good sized family room, formal dining room, beautifully refitted, dual aspect breakfasting kitchen providing ample space for a dining table and chairs, utility room and a modern, fully tiled shower room completes the ground floor accommodation.

A staircase leads to an upper galleried landing which provides access to five bedrooms. Stretching the full width of the property, the impressive principal bedroom suite comprises; substantial bedroom with stunning views of the loch, custom built wardrobes and a luxuriously appointed ensuite with freestanding bath, walk-in shower, twin vanity wash hand basins and wc. There is also a guest bedroom suite comprising; double bedroom, again, benefitting from fantastic views of the loch, built-in wardrobes and a beautifully refitted, modern en-suite shower room. There are three further bedrooms and a family bathroom.

The property benefits from double glazing and gas fired central heating.

Outside, private, mature and sheltered gardens extend around the property, with the front featuring lawned areas and a raised, enclosed patio terrace, from where views are afforded to the loch and hills beyond. This space benefits from all day long sunshine and fantastic sunsets. Further lawned areas and pathways extend around the sides of the property. Within the garden, there is a timber summer house and a greenhouse.

Located to the rear of the property, there is a sizable monoblocked driveway providing parking for a number of vehicles. From the driveway, there is access to an enviable integral garage with electric door, power, light, water and electric car charging point installed. The garage has a range of storage cupboards and a separate storage area for gardening equipment.

















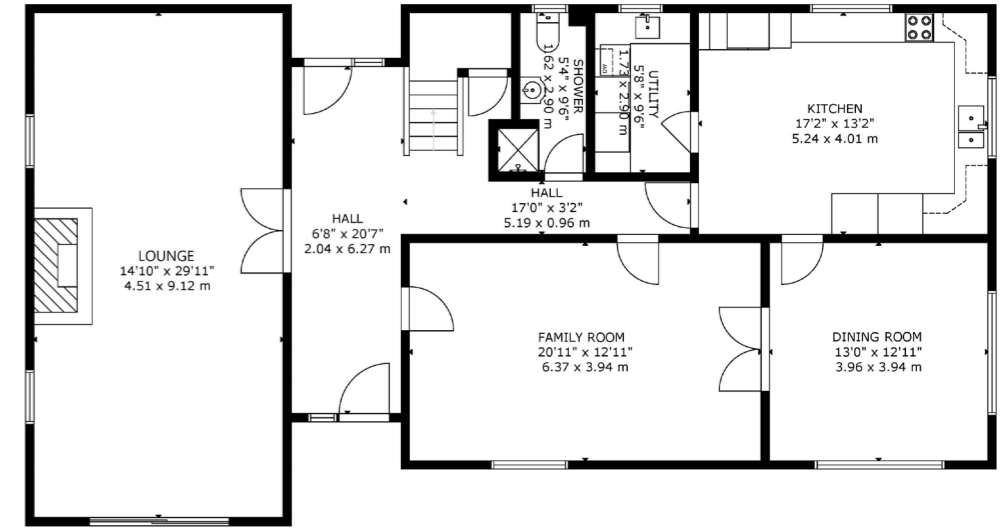


Local Area

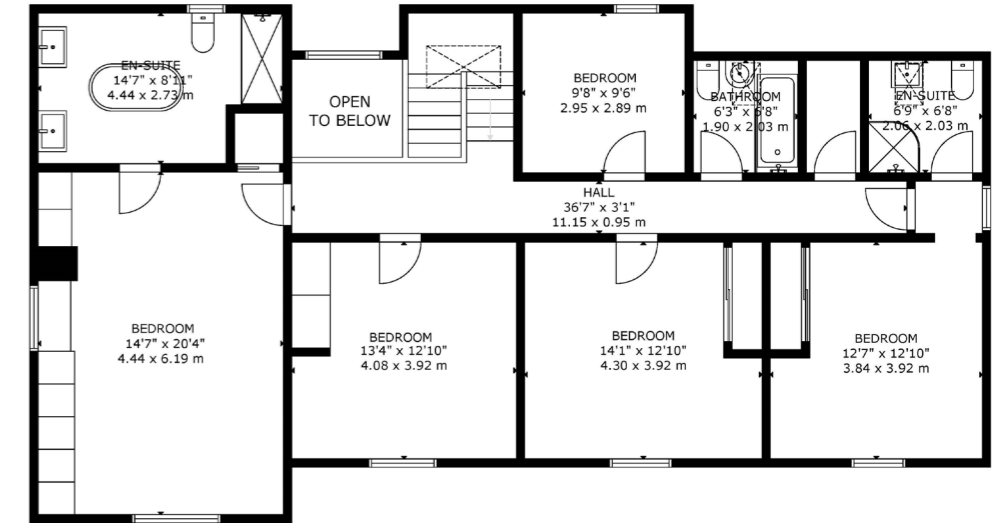
Shandon is situated just a short drive from the nearby town of Helensburgh, where there is a lovely town centre offering a wide selection of shops and amenities, including supermarkets, bars, restaurants, coffee shops, cafes, recently opened swimming pool and sports centre. There is also a picturesque shore front, with views over the Firth of Clyde. Helensburgh benefits from two railway stations, with Helensburgh Upper providing services along the West Highland line, along with a sleeper service to London. Helensburgh Central provides services to Glasgow and Edinburgh.

Shandon is perfect for those who enjoy outdoor pursuits, with some of Scotland's most spectacular scenery to be found only a short drive away, including the iconic shores of Loch Lomond, the prestigious Loch Lomond Golf Club and the popular Lomond Club and Spa. The Royal Northern Yacht Club and Rhu Marina are also within a short drive.

Primary schooling is available in the nearby village of Rhu and secondary schooling is in Helensburgh.



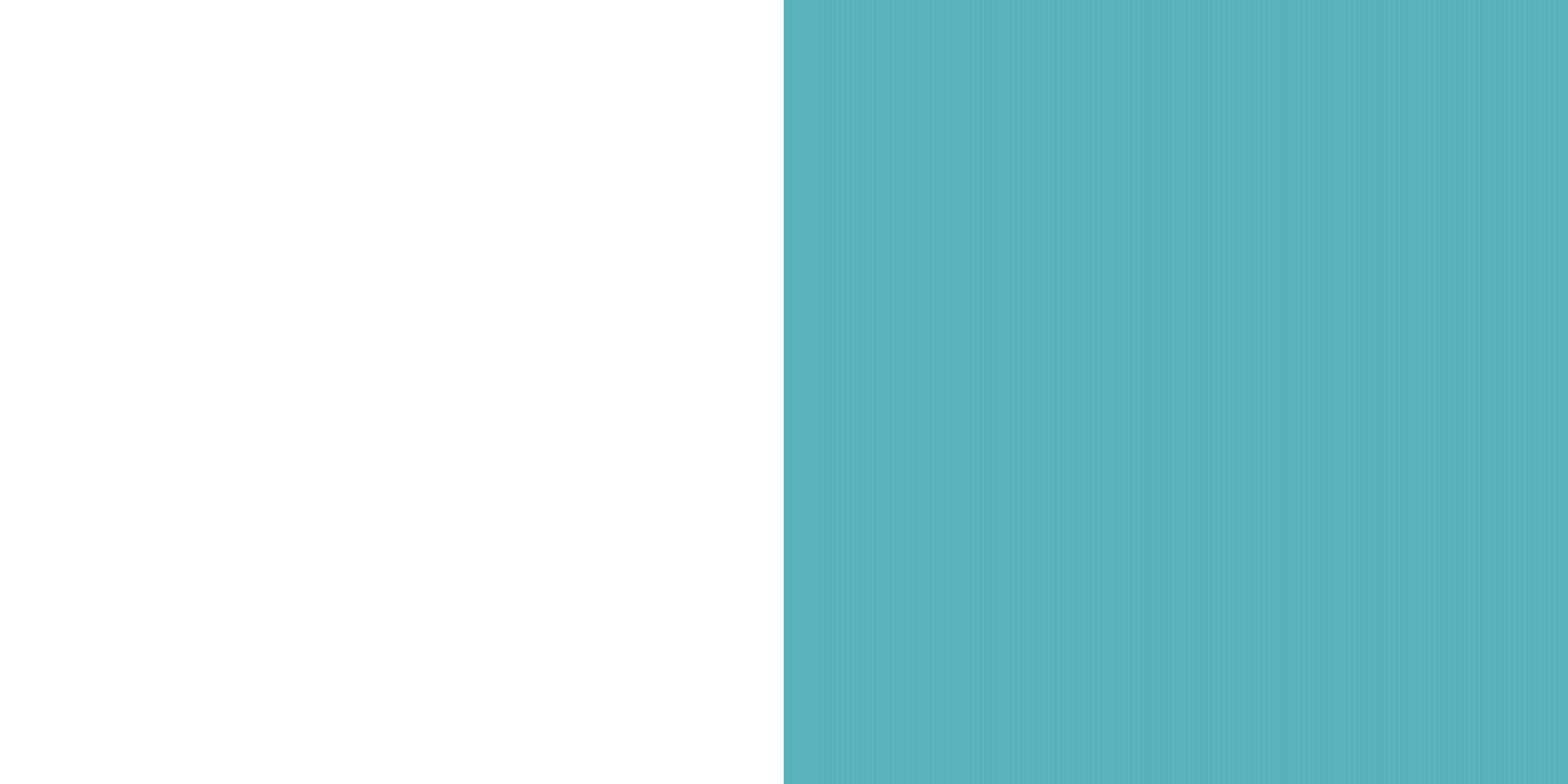
FLOOR 1



FLOOR 2

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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