

 **clyde**
PROPERTY

ROWALLAN
AROS ROAD
RHU



ROWALLAN | AROS ROAD, RHU



Built in the early 1990's, "Rowallan" is a striking modern detached family home that affords a prestigious address within Rhu, with stunning views across the Gare Loch and set amidst beautiful sheltered and very private garden grounds.

Entering the property from Aros Road, a long sweeping monoblock paved and gravel driveway leads down to the house where the gardens open up to feature large expanses of lawn and patio areas taking in the lovely views. There is a substantial block paved driveway and parking area to the front of the property, leading to an integral double garage. On the periphery, mature trees, well trimmed hedging, fencing, bushes provide privacy and screening.

The house has been designed to take full advantage of the wonderful views and the layout of the property offers versatile living, extending to over 2200 square feet. This is a substantial family home where the rooms are generous and all enjoy a great deal of natural light from their large windows.

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Private and sheltered gardens.



A striking modern design.



South facing views across the Gare Loch.



On entering the property from the driveway, two substantial timber outer doors open into a vestibule which in turn leads through to a grand reception area which is double height hall with a minstrel gallery looking down from the dining room above. Large windows provide great light and off the hall there is access to all of the ground floor apartments. To one side of the hall is a substantial utility room which in turn has a door opening into the double garage which has power and light laid on and an electrically operated up and over door to the front. There are two double bedrooms to the front of the house which take in the views, both of which have built-in wardrobes and the third bedroom downstairs has a window to the front and built-in wardrobes. The family bathroom is generous in size and features a sunken bath, wc and wash hand basin and off the master bedroom there is an ensuite shower room which has been beautifully restyled and refitted with a contemporary walk-in shower with glazed screen, vanity wash hand basin and wc. Also on the ground floor is an additional fourth bedroom which is currently used as a sitting room.

Moving on to the upstairs accommodation, the large galleried dining area overlooks the main reception hall and has a south facing window taking in views across the Gare Loch and with a door opening out to a small balcony that is shared with the

dining kitchen. Next to the dining room is a substantial formal lounge with bay to the front, additional windows on either side and with a feature fireplace with "living flame" gas fire. The dining sized kitchen again enjoys fantastic views, with the kitchen area featuring an in-built oven, hob and extractor hood, fridge, freezer and dishwasher. There is an island breakfast bar and enough space for a table and chairs in the dining/breakfast area. There is a further bedroom on this floor with built-in wardrobes and corner windows to the front and side. Adjoining this room is a wc compartment with wash hand basin and behind the dining kitchen a fantastic and very spacious study with two "Velux" windows and with built-in walk-in cupboard. The property is fully double glazed with timber framed windows and has a fully Monitored Burglar Alarm System. The heating is by means of a gas fired system with combination boiler.

The village of Rhu is only two miles West of Helensburgh and has excellent amenities that include Rhu Marina, Rhu Inn pub, the Royal Northern Sailing Club, Post Office and convenience shops. School bus service operates from Rhu to the new Hermitage Academy at Helensburgh. Within Helensburgh itself, there are a wide range of shops, bars, restaurants, cafés, supermarkets and two railway stations providing regular and direct services to Glasgow, the north and Edinburgh.



Double height reception hall.



Impressive lounge with fantastic views.



Large dining room.

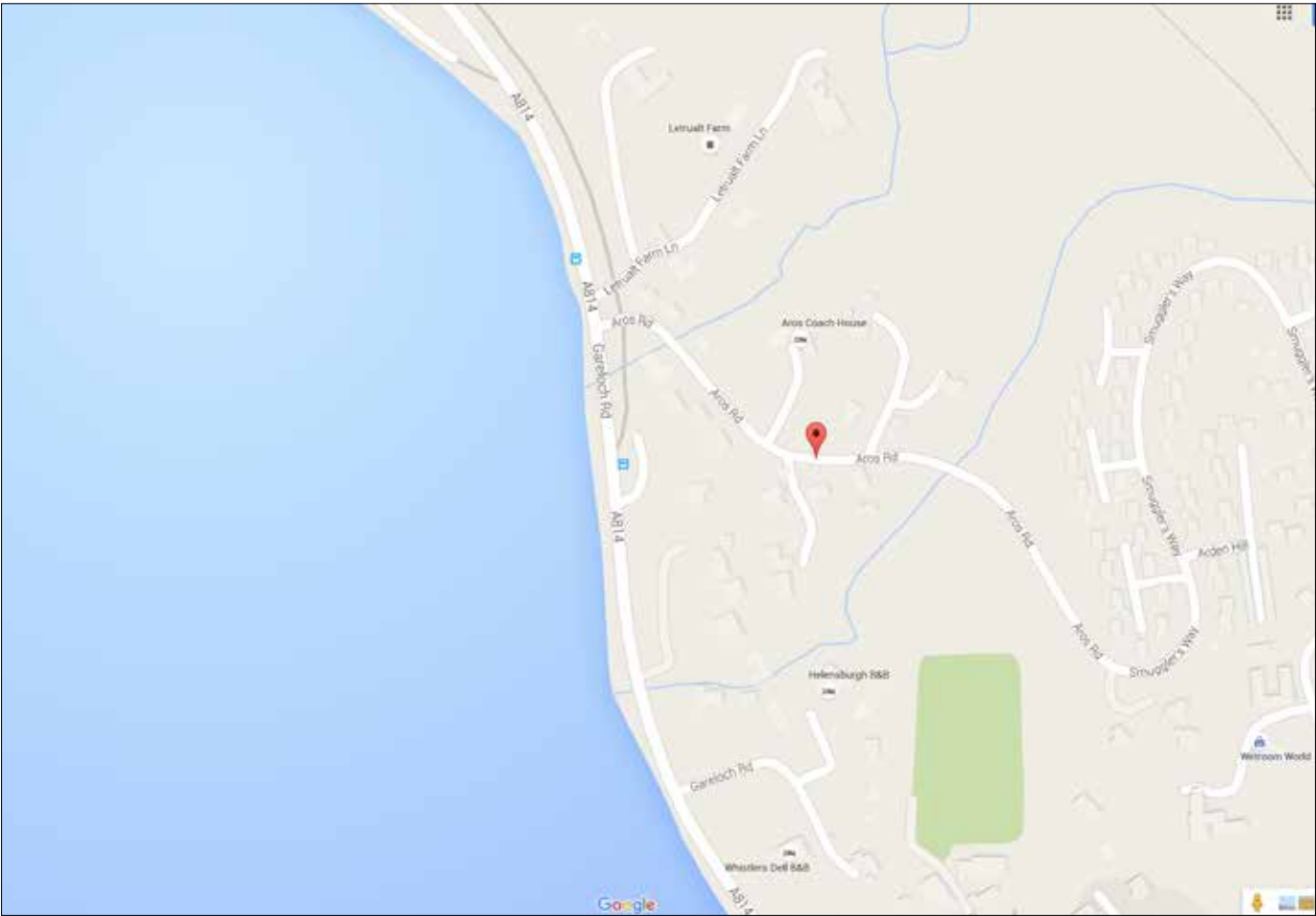
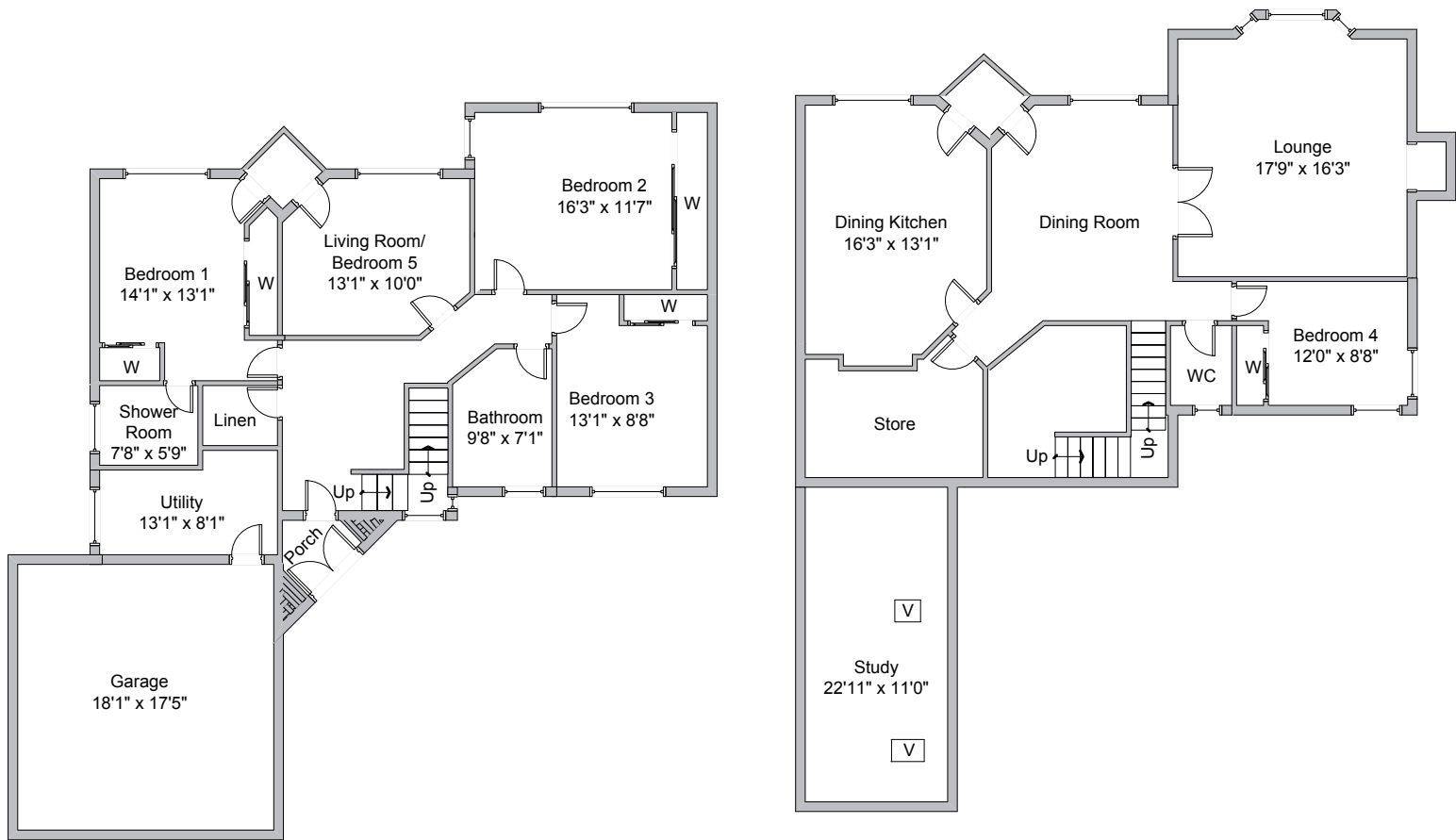






Please contact Clyde for full details and to view a fuller picture of Rowallan, log onto our website and discover more images alongside an HD Property Movie.





VIEWING ARRANGEMENTS

By appointment please through Clyde Property Helensburgh T. 01436 670 7807 or E. helensburgh@clydeproperty.co.uk we're available till 8pm every day

PROPERTY REFERENCE FHB1371

EER RATING Band C



TRAVEL DIRECTIONS

From Clyde Property's Helensburgh office on West Princes Street turn right towards Colquhoun Square. Turn left onto James Street then take the first right onto West Clyde Street. Continue along the shore road towards Rhu for 2.7miles and turn right into Aros Road. The entrance to Rowallan is the third driveway on the right hand side as you travel up the hill.

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. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.



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