





Murray Place is a delightful cul-de-sac that is home to a small number of charming cottages, set within the conservation village of Luss, a picturesque village that sits on the western shores of Loch Lomond. Luss is a fantastic place to live, being picture postcard perfect and enjoying a lovely quiet location, yet within easy reach of a good selection of amenities found within the nearby towns of Balloch, Dumbarton and Helensburgh. The acclaimed Loch Lomond Golf Club and the Carrick Golf Club and Spa are only a short distance away and the area is perfect for those who enjoy the outdoor life with fantastic scenery all round. There are lovely country walks and hill climbs nearby and the village has a small primary school, post office and the recently refurbished Loch Lomond Arms Hotel offers great bar food and a restaurant. Luss Church is within a short stroll and there are some excellent coffee shops and souvenir shops in and around the village. Glasgow can be reached by car in around forty five minutes with the International Airport accessible via the Erskine Bridge. Helensburgh is about a ten minute drive away where there are regular train services to Glasgow and Edinburgh and with a wide selection of shops and amenities on offer.

The property itself enjoys a position at the end of the terrace and the house offers lovely garden grounds that are approached by a pedestrian

lane to the front of the property which gives access from the road. To the front, the gardens feature gravelled areas, a wrought iron fence and a gate opens from the lane to a slabbed path leading to the front door. Beyond the lane is a lawned area bounded by mature beech hedging and with a variety of shrubs featuring here. To the rear the gardens are sheltered and feature monoblock paved patio and sitting areas with bedded borders and timber fencing and mature shrubs and bushes on the periphery. The gardens do require some attention and there is a small garden shed included.

The interior of the property is well laid out with the reception hall giving access to all of the downstairs rooms and with a staircase from here to the upper landing. The lounge to the front has a picture window overlooking the gardens and there is a fireplace to the focal wall with a cupboard adjacent. Bi-fold doors open through to a separate dining area at the rear with a window overlooking the back gardens. The kitchen is modern and fitted with wall mounted and counter level units and good work surface space and there is a cooker, extractor hood, washing machine and fridge/freezer included. A uPVC door and window overlook the back gardens. Also downstairs is a shower room with a four piece suite that includes a tiled shower cubicle, a wc, wash hand basin and bidet and the third

### Viewing

By appointment please through  
Clyde Property Helensburgh  
**01436 670780**  
helensburgh@clydeproperty.co.uk  
**we're available till 8pm every day**

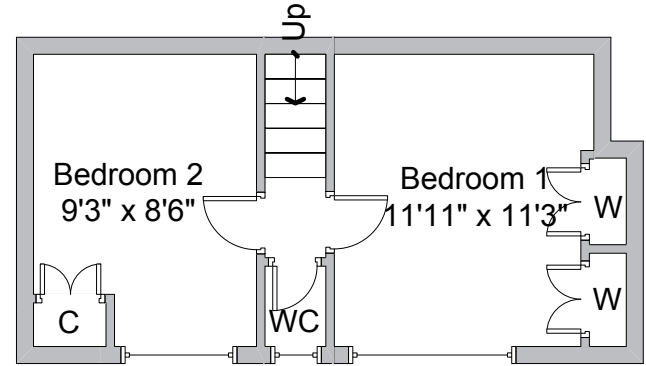
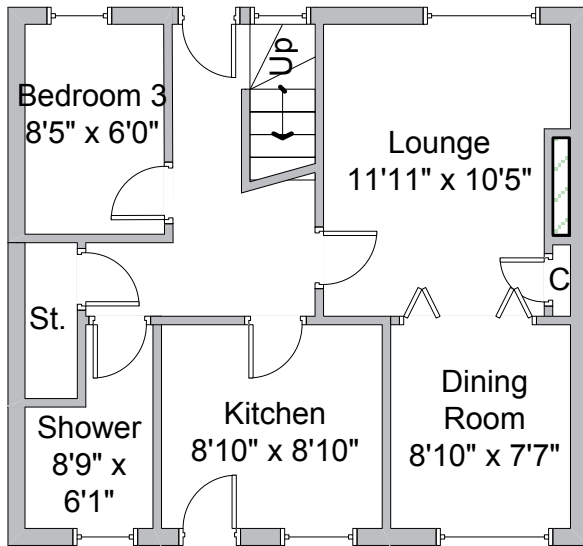
**EER Rating** Band G

**Property Ref** FHC1553

bedroom is also found downstairs. Moving onto the upstairs, the landing gives access to a useful wc compartment, two good sized double bedrooms, one with built-in wardrobes along one wall and the other with a built-in cupboard. Both bedrooms enjoy views to the rear. The house is warmed by electric heating with a combination of storage and panel heaters and the windows are replacement uPVC double glazed units.



# Accommodation layout & measurements



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## Location

Travelling from Clyde Property's Helensburgh office on West Princes Street, turn left and at the junction of Sinclair Street, turn left again continuing up Sinclair Street and heading out of Helensburgh. At the next roundabout, take a right hand turn onto the B831 and at the next roundabout at Arden turn left onto the A82. Continue north on the A82 passing the Carrick Golf Club, Loch Lomond Golf Course and take the second turning into Luss. On entering the village, turn left opposite the Loch Lomond Arms Hotel and continue down the main street turning left before the "no entry" sign. Continue along this road and then turn first right where Murray Place is on the right hand side and the cottage is situated here.

For Satellite Navigation directions please enter the postcode: G83 8PG

Contact us 7 days a week, 363 days a year until 8pm every day



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