Dating back to 1860, Millfield is an elegant B Listed Victorian villa that sits amidst glorious garden grounds that are laid out all on the level. With the house being set well back from the road it offers a great deal of privacy and seclusion.

On entering the grounds through the twin pillared entrance, a long gravelled driveway leads up to the house and provides extensive parking both to the front and to the side. Large expanses of lawn feature in front of the property with colourful bedded borders found throughout the gardens and with a variety of mature plants, shrubs, bushes and trees. To the side of the property there are large vegetable patches. Attached to the side of the property is a good sized garage which has power and light laid on and located within the garage there are storage cupboards and worktops. To the rear of the house there are three attached stores of stone construction, each with their individual access doors.
Delightful reception hall where a staircase at the far end accesses the upper floor.

An impressive drawing room enjoys south-facing aspects across the gardens, with a period-style fire surround, tiled insert and hearth and an open fire.
On entering the house itself, large timber outer storm doors give access to a vestibule which in turn leads through to a delightful reception hall where a staircase at the far end accesses the upper floor. To the front of the house the impressive drawing room enjoys south facing aspects across the gardens, with a period style fire surround, tiled insert and hearth and an open fire. The room also has a display alcove opposite the fireplace and a built-in cupboard on the rear wall. On the other side of the reception hall is a large dining room again with south facing windows to the front and with a period style fire surround to the focal wall with adjacent shelved wall press. There is a comfortable sitting room behind the lounge with a window to the side of the house, a wood burning stove and a built-in shelved wall press to one wall. There is a downstairs shower room adjacent to the staircase. The good sized breakfasting kitchen, whilst dated, is large enough to accommodate a wide selection of units and appliances and there is a recessed cupboard area and an access door out to a rear hallway which in turn has a door out to the gardens and gives access to a very large utility room which has a further storage room leading off it.
A good sized breakfasting kitchen which is large enough to accommodate a wide selection of units and appliances.
The landing gives access to five bedrooms, four of which are good sized double rooms with the fifth being a large single room.

Three of the bedrooms enjoy walk-in cupboards.
Moving onto the upstairs accommodation, the landing gives access to five bedrooms, four of which are good sized double rooms with the fifth being a large single room. Three of the bedrooms enjoy walk-in cupboards. Also accessed from the landing is the bathroom which has a coloured three piece suite, ceramic tiling around the bath and wash hand basin and a window to the front of the property.

West Montrose Street has long been regarded as one of the most sought after and popular addresses within Helensburgh, located on the west side of town yet only a short walk from the centre where a wide selection of shops and supermarkets can be found along with a number of bars, restaurants and cafes. Helensburgh Central station offers regular and direct services to Glasgow and Edinburgh with Helensburgh Upper station providing a sleeper service to London. The area is well served by good primary and secondary schools (both state and private) and there are a number of excellent sporting clubs found within the town including rugby, cricket, tennis, bowling and golf. Sailing can be found on the Clyde Estuary and the Gare Loch and Helensburgh is surrounded by stunning scenery all within a few minutes drive away. Helensburgh is also regarded as a convenient commuter town to Glasgow which can be reached by car in around forty to forty five minutes. The International Airport is easily accessible via the Erskine Bridge.
**VIEWING ARRANGEMENTS**

By appointment please through Clyde Property Helensburgh T. 01436 670780   or E. helensburgh@clydeproperty.co.uk

PROPERTY REFERENCE: FHF1558   EER RATING: Band E

**LOCATION**

Travelling from Clyde Property’s Helensburgh office on West Princes Street, turn left and at the traffic lights at the junction of Sinclair Street turn left continuing up Sinclair Street turning third left into West Montrose Street where the gates into the property are almost immediately on the right hand side.

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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