



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



East King Street
Helensburgh
G84 7JQ

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Offers Over £67,000

This well presented first floor flat is situated in a very convenient central location and is within walking distance of Helensburgh town Centre.

The apartment has been well maintained and is in good order and would make an excellent first property or indeed would be a very successful by late investment.

The property is currently tenanted and has had the same tenant since 2021 who is currently paying Â£440 per month with all rent up to date and the property has been very well maintained throughout the tenancy. We have currently served the required notice on grounds of a sale although the tenant has stated that they would potentially be willing to stay should someone look to buy as an investment.

The building itself is traditionally constructed and has a rendered exterior beneath a concrete tiled roof with access at the front through security controlled main door. At the rear a further locked door opens to the communal gardens which are level.

Internally the property is well presented with a bright interior including a modern kitchen and bathroom and viewers are encouraged to appreciate the apartments on offer.



Home Report Valuation
£69,000

www.packdetails.com

Council Tax Band C

EPC Rating D



The full accommodation comprises welcoming reception hallway, main lounge living room which has double glaze picture window to the front, fresh decoration, quality wood effect flooring and access to the far side through to the open plan kitchen.

The kitchen is neatly positioned at the rear of the lounge in a nice recess area and has a range of floor and wall storage units incorporating electric hob oven and hood and an integrated sink. There is also a convenient area for a fridge freezer, plenty of worktop surface area and inset ceiling lighting.



The double bedroom is a great size and has double glazed window to the front, door into a small storage cupboard and a separate built in wardrobe along the far wall.

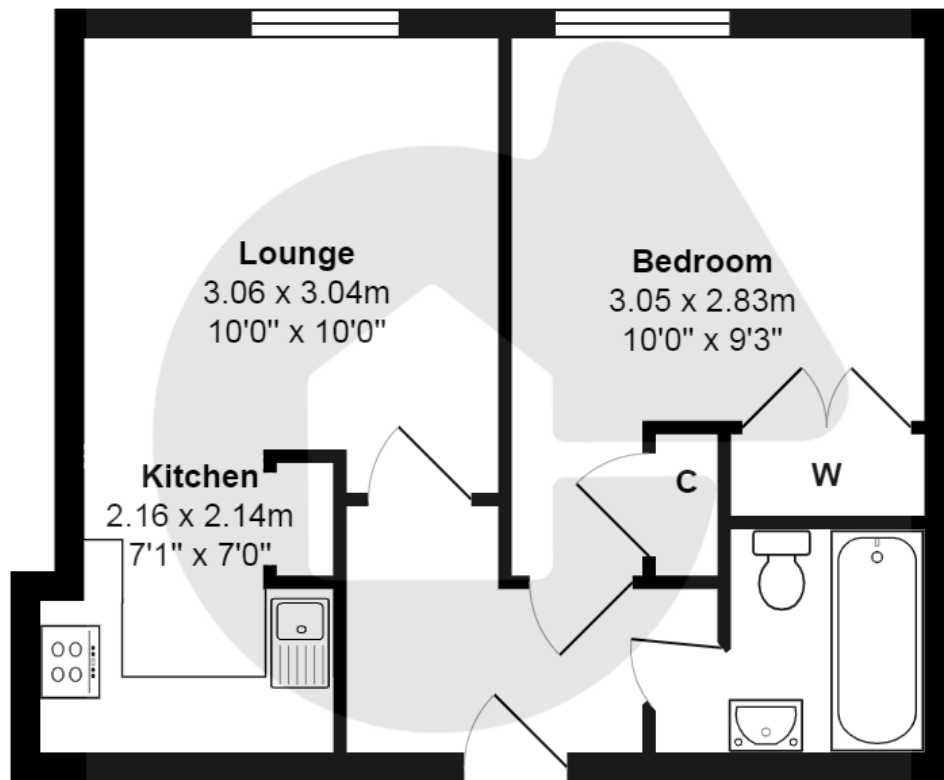
The bathroom is in good condition and has a modern three piece white suite comprising panelled bath with wall mounted electric shower and screen, wash and basin and w.c.. Attractive white wall tiling and modern flooring.



The property is heated with electric heating.

Vendor Comments

Great, easily maintained property and in such a convenient location within walking distance of all amenities.



Total Area: 33.2 m² ... 357 ft²

All measurements are approximate and for display purposes only

Location

The centre of Helensburgh is only a short walk away and provides a wide selection of shops, supermarkets, bars, restaurants and cafes. Helensburgh Central train station provides services to Glasgow and Edinburgh and just further up Sinclair Street is Helensburgh Upper train station with services up the West Highland Line and to London. Helensburgh has good schooling both at primary and secondary level, along with great leisure facilities and with Loch Lomond only a short drive away.





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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 may not be to scale.

