



**McArthur
Stanton**
Letting & Estate Agents

Flat 1/1

28, West Clyde Street, Helensburgh, Argyll And Bute. G84 8AW

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Located on Helensburgh's Promenade, Flat 1/1, 28 West Clyde Street is a large two-bedroom first floor flat that has the most outstanding views over the Firth of Clyde.

The building itself has undergone extensive external renovations over recent years and offers a well-appointed communal stairwell with this particular flat being positioned on the first floor of the building. Internally a degree of modernisation is required however the property does retain a wealth of period features throughout including details cornice work. On entering the flat there is a large welcoming hallway which has a useful store cupboard. The lounge is nearly twenty foot in length and has a large bay window over-looking the water and the new Helensburgh Leisure complex. The views from this room are breath-taking and on a clear day Arran can be spotted in the distance. The second bedroom is accessed from the lounge and again enjoys the spectacular views. To the rear of the flat there is a good-sized kitchen which is fitted with a range of units and worktops. There is ample space for free-standing white goods and a built-in oven, gas hob and extractor fan. The main bedroom is also at the back of the flat and there is a well-proportioned bathroom completing the internal accommodation. The property has double glazed windows and gas central heating.

The central position of the property allows easy access to all of Helensburgh's excellent local amenities including local independent shops, restaurants and bars. Helensburgh Central train station is a short walk away offering regular services to Glasgow, Edinburgh and beyond.

EPC Band D

Council Tax Band C



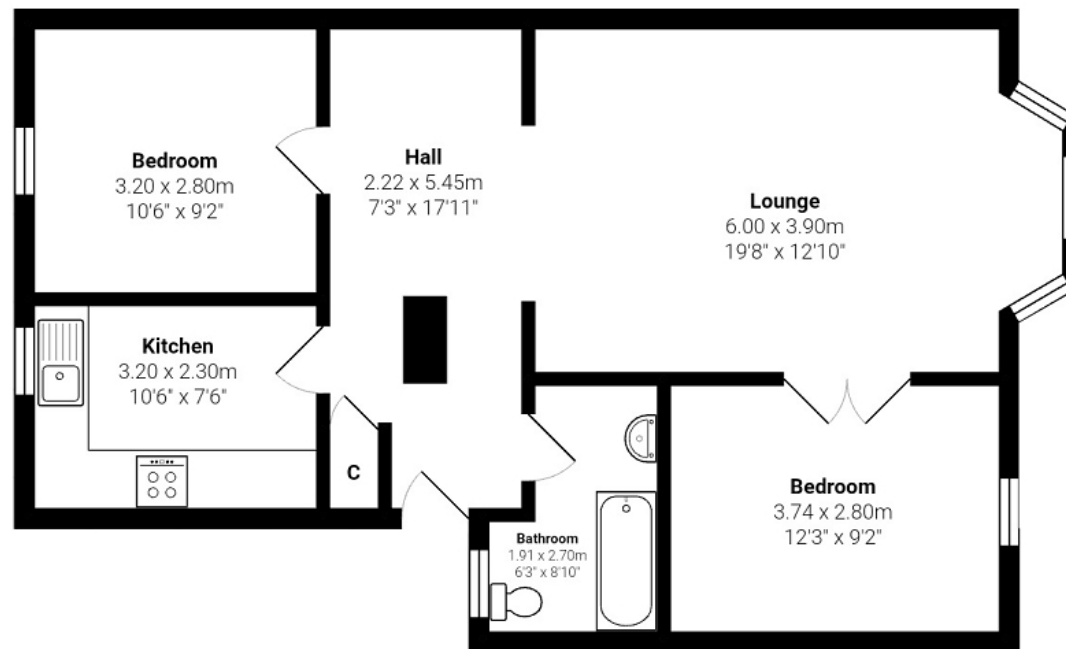
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Measurements

Hallway	17' 11" Max x 7' 03" Max or 5.46m Max x 2.21m Max
Lounge	19' 08" Max x 12' 10" or 5.99m Max x 3.91m
Bedroom 2	12' 03" x 9' 02" or 3.73m x 2.79m
Kitchen	10' 06" x 7' 06" or 3.20m x 2.29m
Bedroom 1	10' 06" x 9' 02" or 3.20m x 2.79m
Bathroom	8' 10" Max x 6' 03" Max or 2.69m Max x 1.91m Max



All measurements and layout are approximate and for illustrative purposes only.

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by March 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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