



33

William Street, Helensburgh, Argyll And Bute. G84 8BJ





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William Street has long been regarded as one of Helensburgh's most sought-after pockets, located on the lower west side of the town a short walk from the promenade and centre of Helensburgh.

33 William Street is a superb three-bedroom first floor flat which is contained within a very unique building of only two properties with the advantage of a large private west facing rear garden. The property is accessed via a private gated pathway which has an external staircase to the rear of the building. On entering there is a welcoming porch which has a useful WC leading to a large hallway. The Lounge overlooks William Street itself and has a feature fireplace. The Kitchen is positioned to rear of the property and has dual aspects over the gardens. The Kitchen is fitted with modern units and worktops and has various integral appliances, range style cooker and space for free-standing white goods. There is also ample space for a small dining table and chairs if required. The property has three bedrooms two of which are large doubles and a third single which has a built-in cupboard. Completing the internal accommodation is a modern family bathroom. The property has double glazed windows, gas central heating and gorgeous traditional features throughout including detailed cornicing and an extensive loft area which has the potential to be further developed (subject to appropriate consents).

Externally 33 William Street has a fabulous private west facing garden which has a large area of lawn with various shrubs and mature planting. The property has access to an outbuilding and is a short level walk into Helensburgh town centre and seafront promenade. Helensburgh central train station can also be reached by foot within a few minutes offering regular services to Glasgow, Edinburgh and beyond. Viewing is by appointment through our Helensburgh property office.

EPC Band D
Council Tax Band C



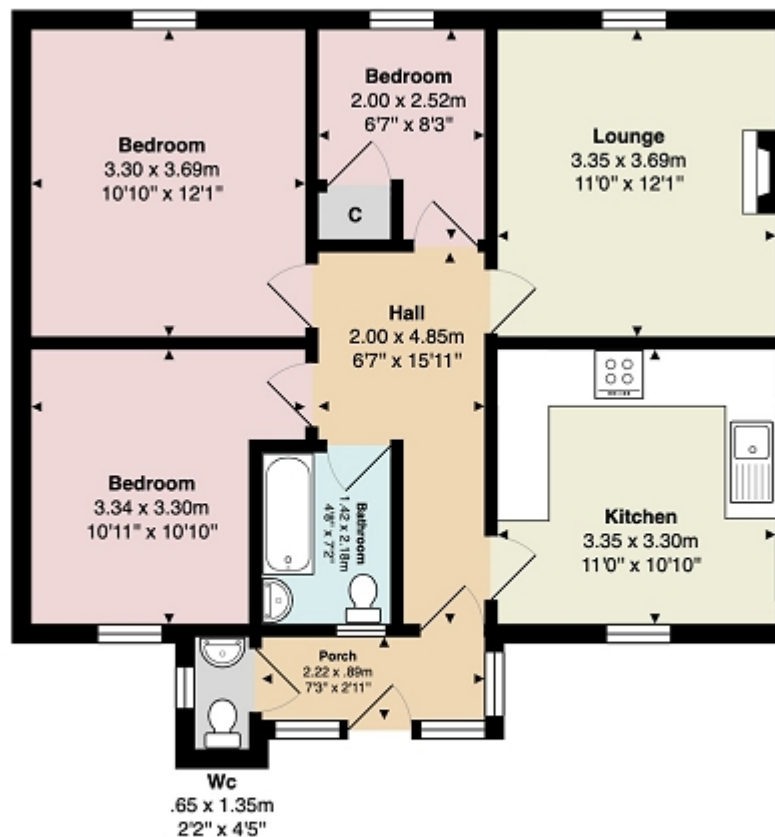
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Measurements

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| Porch | 7' 03" x 2' 11" or 2.21m x 0.89m |
| WC | 13' 3" x 6' 8" or 4.05m x 2.02m |
| Hallway | 15' 11" x 6' 07"Max Max or 4.85m x 2.01m Max |
| Lounge | 12' 01" x 11' 0"Max Max or 3.68m x 3.35m Max |
| Kitchen | 11' 0" x 10' 10" or 3.35m x 3.30m |
| Bedroom 1 | 12' 01" x 10' 10" or 3.68m x 3.30m |
| Bedroom 2 | 10' 11" x 10' 10"Max Max or 3.33m x 3.30m Max |
| Bedroom 3 | 8' 03" Max x 6' 07" Max or 2.51m Max x 2.01m Max |
| Bathroom | 7' 02" x 4' 08" or 2.18m x 1.42m |



All measurements are approximate and for display purposes only

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 October 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.

Contact our office for further details



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