



**McArthur
Stanton**
Letting & Estate Agents

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

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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.

40 William Street is undoubtedly one of the finest traditional homes to come to market within its price point for sometime and offers bespoke finishes throughout having been transformed by the current owner. The property retains a wealth of period features including detailed cornice and woodwork to many of the rooms. On entering there is a welcoming hallway which has a useful store cupboard and WC. The bay window Lounge overlooks William Street itself and has a beautiful working fire. The Kitchen/Dining Room is positioned to the rear of the ground floor and has been redesigned and fitted to the highest of standards. There is a range of good quality units and worktops that include a range of integral appliances and a beautifully crafted oak peninsula island ideal for informal dining that has a built-in wine cooler. The Dining area has ample space for a good-sized table and chairs and there is a handy store cupboard and adjoining utility room that has a courtesy door accessing the garden. Completing the ground floor is the third bedroom which looks over the rear garden.

A stunning tradition staircase leads to a half landing which has a box room currently utilised as a home office. The upper landing leads to two large double bedrooms one of which has a beautiful bay window. The family bathroom has recently been completed to the highest standard with a beautiful suite and modern tiling. The property has had new double-glazed windows and gas central heating.

Externally the property has private front and rear gardens. The rear is enclosed by a stone wall and has a super decking area and lawn. Viewing is by appointment through our Helensburgh property office. EPC Band D, Council Tax Band E



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Measurements

Hallway	
Lounge	14' 11" Max x 11' 05" Max or 4.55m Max x 3.48m Max
Kitchen/Diner	17' 09" Max x 11' 04" Max or 5.41m Max x 3.45m Max
Utility Room	6' 07" x 5' 09" or 2.01m x 1.75m
WC	3' 03" x 3' 0" or 0.99m x 0.91m
Bedroom 3	11' 04" Max x 10' 02" Max or 3.45m Max x 3.10m Max
Box Room	6' 07" x 3' 09" or 2.01m x 1.14m
Landing	
Bedroom 1	14' 07" Max x 11' 03" Max or 4.45m Max x 3.43m Max
Bedroom 2	12' 01" Max x 10' 02" Max or 3.68m Max x 3.10m Max
Bathroom	11' 0" x 4' 07" or 3.35m x 1.40m



Ground Floor

First Floor

Contact our office for further details



NOTE: These details have been prepared for guidance only. At 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 November 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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