



**McArthur  
Stanton**  
Letting & Estate Agents

# Apartment 11

Queens Court , 114 East Clyde Street, Helensburgh, Argyll And Bute. G84 7AH

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Located on East Clyde Street, Queens Court is a beautifully maintained development which was formerly the Queens Hotel. Apartment 11 is positioned on the top floor of the original hotel building and offers undoubtedly some of the finest views available on the shore front of Helensburgh.

The apartment itself has undergone a full program of renovation works in recent years including a new central heating system, full rewire, new windows and insulation works to name a few. Internally the apartment is beautifully finished throughout and is in true walk-in condition. On entering there is a welcoming hallway which has a good-sized store cupboard. The Lounge is a fabulous space with breath-taking south and west facing dual aspects over the Clyde Estuary and Rosneath Peninsula. The Lounge has ample space for a large dining table and chairs and is on an open plan basis with the Kitchen which has been beautifully fitted with gorgeous gloss units, Corian worktops and a range of integral appliances.

The apartment has two large double bedrooms both of which enjoy the spectacular south facing aspects over the water. The current owner has cleverly re-designed the bedrooms which now both have stunning dressing areas and built in wardrobes. The luxurious bathroom is fitted with a beautiful suite and modern tiling. The property is double glazed throughout and has gas central heating.

Queens Court sits within lovely communal gardens directly on the shore line. There is private communal parking with apartment 11 having the advantage of a private single garage. Viewing is by appointment throughout our Helensburgh property office.

EPC Band C  
Council Tax Band D



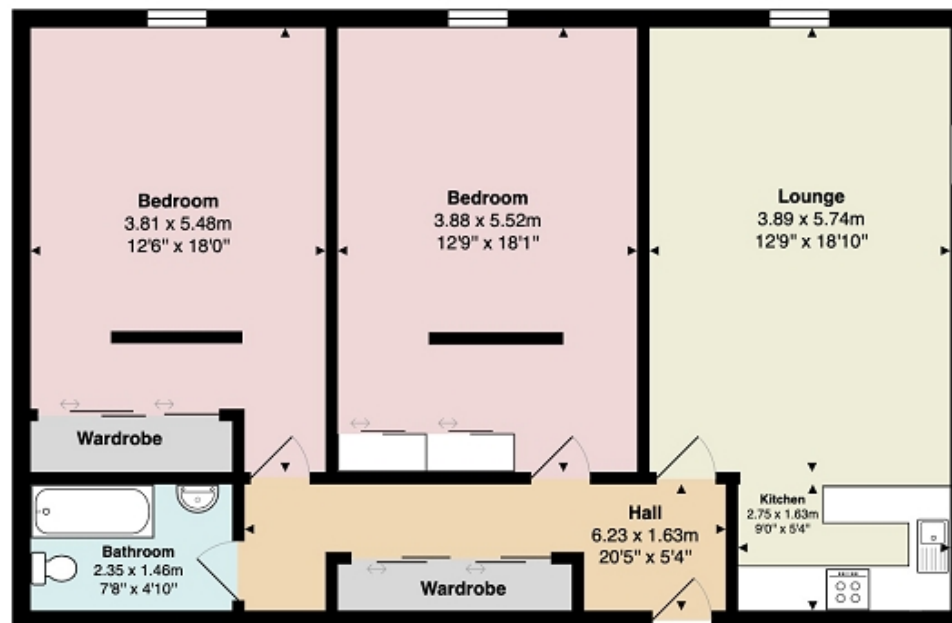
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## Measurements

Hallway	20' 05" x 5' 04" Max Max or 6.22m x 1.63m Max
Lounge/diner	18' 10" x 12' 09" or 5.74m x 3.89m
Kitchen	9' 0" x 5' 04" or 2.74m x 1.63m
Bedroom 1	18' 01" x 12' 09" or 5.51m x 3.89m
Bedroom 2	18' 0" Max x 12' 06" Max or 5.49m Max x 3.81m Max
Bathroom	7' 08" x 4' 10" or 2.34m x 1.47m



All measurements are approximate and for display 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 November 2023. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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