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James Street, Helensburgh, Argyll And Bute. G84 8XG







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Occupying the entire first floor of a handsome traditional villa, 65 James Street is a magnificent three-bedroom apartment located a short walk from Helensburgh town centre.

Originally dating back to around 1850, 65 James Street has been modernised to a beautiful standard by the current owners however retains a wealth of period features throughout including stunning detailed cornicing. The apartment is accessed by a private external staircase to the rear of the building. There is a welcoming porch and grand entrance hallway. The Lounge is a wonderful space with south and east facing aspects. The original features in this room are breathtaking and there is ample space for a dining table and chairs if required. The kitchen has been cleverly designed with modern units and worktops with a full range of integral appliances and good quality flooring. The apartment has three well-proportioned bedrooms two of which are south facing and one is on the east elevation of the building. The re-fitted shower room has been beautifully fitted with a modern suite, tiling and a large walk-in shower cubicle.

A fixed staircase from the hallway leads to a large attic room which is currently utilised as a home office/music room. This space would also make an ideal playroom and is bright and airy with the advantage of two Velux windows with additional loft space also being available. The apartment is double glazed throughout and has gas central heating.

Externally the apartment has access to a lovely shared south/west facing garden which has mature planting and an area of lawn. In addition, the property has a private shed and mono-block driveway with parking for one vehicle. Additional on-street parking is available directly outside the property.

EPC Band D  
Council Tax Band D





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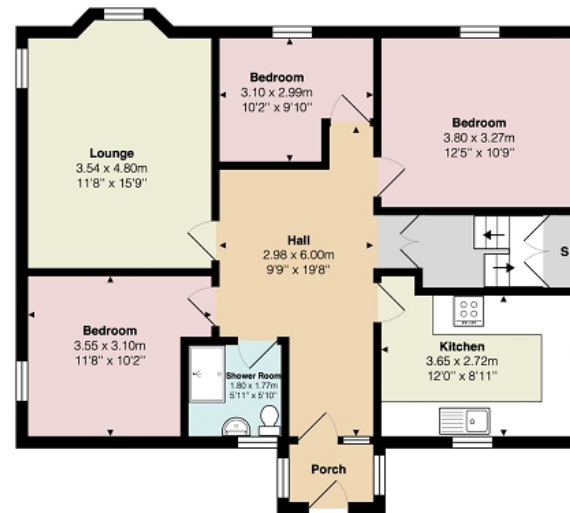




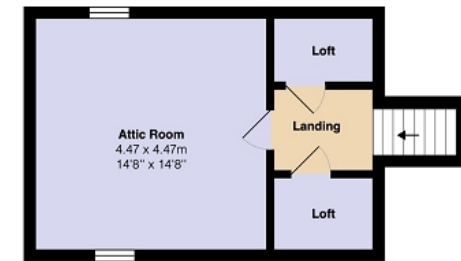


## Measurements

Porch	
Hallway	19' 08" Max x 9' 09" Max or 5.99m Max x 2.97m Max
Lounge	15' 09" Max x 11' 08" or 4.80m Max x 3.56m
Kitchen	12' 0" Max x 8' 11" Max or 3.66m Max x 2.72m Max
Bedroom 1	12' 05" x 10' 09" or 3.78m x 3.28m
Bedroom 2	11' 08" Max x 10' 02" Max or 3.56m Max x 3.10m Max
Bedroom 3	10' 02" Max x 9' 10" Max or 3.10m Max x 3.00m Max
Shower Room	5' 11" x 5' 10" or 1.80m x 1.78m
Attic room	14' 08" x 14' 08" or 4.47m x 4.47m



Lower Floor



Upper Floor

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 March 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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