



**McArthur
Stanton**
Letting & Estate Agents

Flat 0/1

71, East Clyde Street, Helensburgh, Argyll And Bute. G84 7PF

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Located just East of Helensburgh town centre, Flat 0/1, 71 East Clyde Street is a superb bright and spacious two-bedroom ground floor flat that has been modernised and freshly decorated throughout.

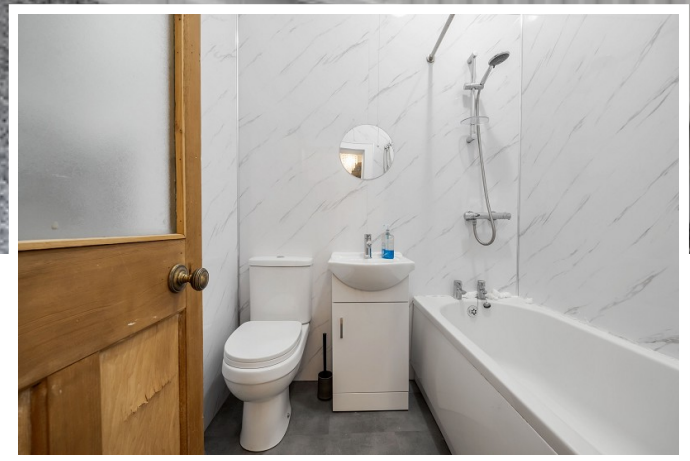
Internally the flat offers around 600 square feet of living accommodation. On entering the flat itself there is a welcoming hallway which has a useful store cupboard. The Lounge is a lovely bright room with south facing aspects over East Clyde Street. The Lounge has beautiful detailed cornicing and ample space for a dining table and chairs if required. The Kitchen also benefits from a south facing position and has been replaced with modern units and worktops. There is a range of integral appliances and space for free-standing white goods. The flat has two excellent sized bedrooms both of which are positioned to the rear of the property with views over the communal garden. There is a modern re-fitted bathroom which has a neutral suite and wet wall for ease of maintenance. The flat is double glazed throughout and gas central heating with the combi boiler having been replaced in recent years.

Externally to the rear of the building is a large communal garden shared by residents of the building. This particular flat has a private store cupboard within the main close which is accessed by a secure door entry system. For peace of mind the building has an appointed factor for general maintenance which also includes common buildings insurance.

EPC Band D
Council Tax Band C



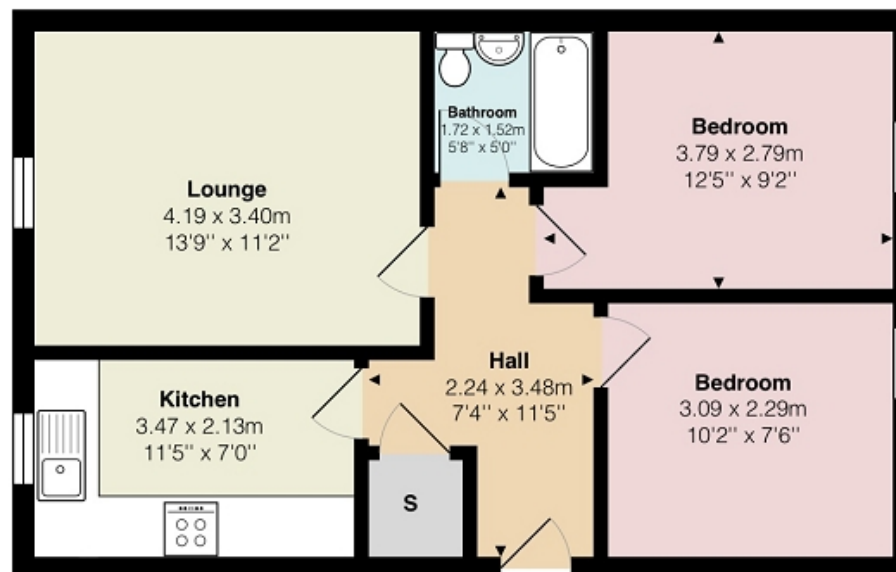
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Measurements

Hallway	11' 05" Max x 7' 04" Max or 3.48m Max x 2.24m Max
Lounge	13' 09" x 11' 02" or 4.19m x 3.40m
Kitchen	11' 05" x 7' 0" or 3.48m x 2.13m
Bedroom 1	12' 05" Max x 9' 02" Max or 3.78m Max x 2.79m Max
Bedroom 2	10' 02" x 7' 06" or 3.10m x 2.29m
Bathroom	5' 08" x 5' 0" or 1.73m x 1.52m



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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