



**McArthur  
Stanton**

Letting & Estate Agents

# Apartment 7

Morar House, 17 Upper Colquhoun Street, Helensburgh, Argyll And Bute. G84 9AJ

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Located on the upper west side of Helensburgh, Morar House is a magnificent Arts and Craft William Leiper mansion house originally dating back to 1903 which was successfully converted into luxury apartments in 2019.

Apartment 7 is completely unique to the development, positioned to the rear of the building and formed over two levels with the advantage of a private entrance. Internally the property is in stunning condition throughout with beautiful fixtures and fittings. On entering there is a welcoming hallway which has two useful store cupboards. The ground floor has a gorgeous double bedroom which has a built-in wardrobe and French doors which lead to an area of private ground. There is also a luxurious family bathroom.

The upper level has a bright and airy landing which has an additional store cupboard. The Lounge is a fantastic size and has a lovely outlook over communal gardens and the Hill House. The Lounge has ample space for a dining table and chairs if required and beautiful window shutters. The Kitchen is fitted with stunning units and worktops and offers a full range of integral AEG appliances. The upper level has another well-proportioned double bedroom with built-in wardrobe and a gorgeous shower room.

Externally Morar House sits within magnificent communal gardens which are beautifully maintained. Apartment 7 has a private external store and an allocated parking space. Additional visitor parking is also available within the development.

EPC Band C  
Council Tax Band E



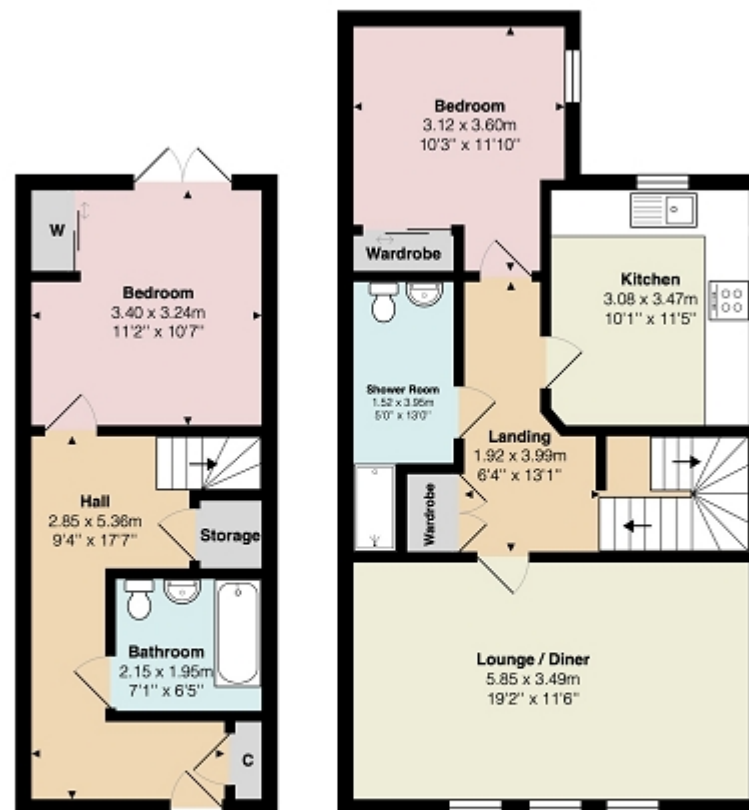
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## Measurements

Hallway	17' 07" Max x 9' 04" Max or 5.36m Max x 2.84m Max
Bedroom 1	11' 02" Max x 10' 07" Max or 3.40m Max x 3.23m Max
Bathroom	7' 01" x 6' 05" or 2.16m x 1.96m
Landing	13' 01" Max x 6' 04" Max or 3.99m Max x 1.93m Max
Lounge/diner	19' 02" x 11' 06" or 5.84m x 3.51m
Kitchen	11' 05" x 10' 01" or 3.48m x 3.07m
Bedroom 2	11' 10" Max x 10' 03" Max or 3.61m Max x 3.12m Max
Shower Room	13' 0" Max x 5' 0" Max or 3.96m Max x 1.52m Max



Ground floor

First Floor

Contact our office for further details



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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