



**McArthur
Stanton**
Letting & Estate Agents

Flat 2

9, Cairndhu Gardens, Helensburgh, Argyll And Bute. G84 8PG

Flat 2

9, Cairndhu Gardens, Helensburgh, Argyll And Bute. G84 8PG





Flat 2
9, Cairndhu Gardens, Helensburgh, Argyll And Bute. G84 8PG



Located on the lower west side of Helensburgh, Cairndhu Gardens is a lovely intimate flatted development which were built to a high standard in the 1980's and sit with lovely resident's grounds.

Cairndhu Gardens sit adjacent to Helensburgh's beautiful promenade which offers a level walk into the centre of town. Positioned on the preferred ground floor this magnificent flat has undergone a full program of upgrading and offers a new owner a truly spectacular turn-key property. On entering the flat itself there is a welcoming hallway which has two useful store cupboards. The Lounge is bright and airy and has been cleverly re-designed with stunning pocket doors accessing the Kitchen which also has a door from the hallway. The Kitchen has been fitted with modern white J pull gloss units with good quality worktops and marble effect splash back. The Kitchen has a range of integral appliances, space for a small dining table and chairs, an additional store cupboard and LED downlighting. The flat has two good-sized double bedrooms both of which have built in mirrored wardrobes and a luxuriously appointed shower room with rain head shower, gorgeous tiling and heated towel rail. The flat is double glazed throughout and modern gas central heating. The building is accessed via a secure door entry system with general maintenance managed by a professional Glasgow based factoring company.

Externally the development sits within lovely grounds with private communal parking. As mentioned, the development is adjacent to Helensburgh's west promenade offering a level walk into the town centre and in the other direction Kidston Park can be reached within a few minutes.

EPC Band C
Council Tax Band D



Flat 2
9, Cairndhu Gardens, Helensburgh, Argyll And Bute. G84 8PG





Measurements

Hallway	12' 01" x 3' 03" or 3.68m x 0.99m
Lounge	15' 01" x 13' 01" Max Max or 4.60m x 3.99m Max
Kitchen/Diner	12' 02" Max x 10' 10" Max or 3.71m Max x 3.30m Max
Bedroom 1	11' 06" Max x 8' 08" Max or 3.51m Max x 2.64m Max
Bedroom 2	10' 04" x 8' 10" or 3.15m x 2.69m
Shower Room	8' 07" x 4' 10" or 2.62m x 1.47m



Contact our office for further details



All measurements are approximate and for display purposes only.
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.

Flat 2

9, Cairndhu Gardens, Helensburgh, Argyll And Bute. G84 8PG

