



**McArthur
Stanton**
Letting & Estate Agents

Flat 1/1

126, West Princes Street, Helensburgh, Argyll And Bute. G84 8BL

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Located on the lower west side of Helensburgh town centre, Flat 1/1, 126 West Princes Street is a magnificent three-bedroom first floor apartment that has undergone a full program of renovations.

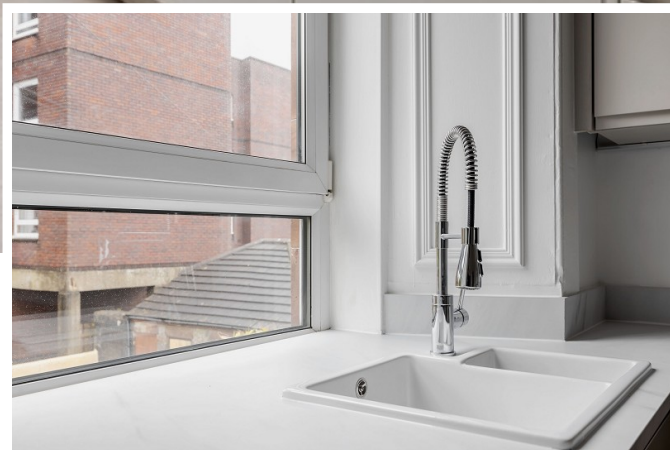
Offered to the market in turn-key condition, internally the apartment offers the perfect balance of old and new and retains a wealth of period features throughout. On entering there is a welcoming porch and spacious hallway that has a useful store cupboard. The Lounge overlooks West Princes Street and has magnificent original cornicing, ceiling rose and press shelving. The Lounge also has ample space for a dining table and chairs if required. The Kitchen has been completely transformed and is fitted with gorgeous light grey J pull units and worktops. There is a range of integral appliances including a dishwasher and an adjoining pantry area. The apartment has three spacious bedrooms one of which has aspects over the communal gardens to the rear of the building and a beautifully fitted bathroom offering a modern suite and tiling. The apartment warrants early internal inspection to appreciate the quality refurbishment that has just been completed. Additional features include full re-plastering, stunning herringbone flooring throughout and a brand-new boiler.

Externally the apartment is accessed by a traditional stone staircase which is shared with only one other property. The communal garden is well maintained by residents of the building and for peace of mind a Glasgow based factoring company is appointed for general maintenance of the building which includes common buildings insurance. The location of the property is ideal being a short level walk to all of Helensburgh's wonderful local amenities.

EPC Band C
Council Tax Band D



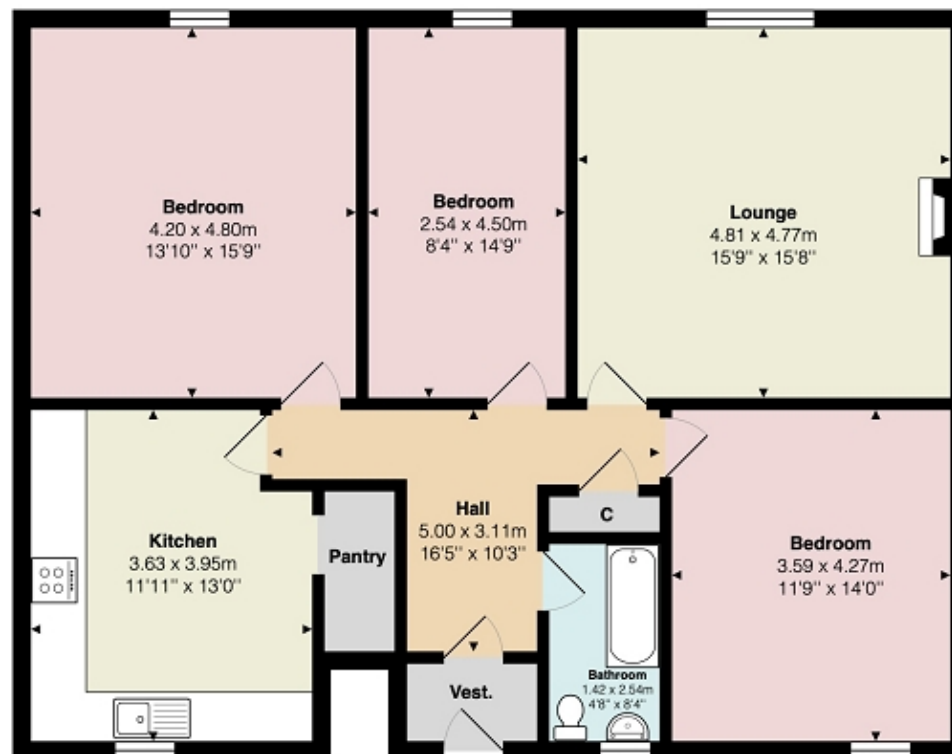
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Measurements

Hallway	16' 05" Max x 10' 03" Max or 5.00m Max x 3.12m Max
Lounge	15' 09" x 15' 08" or 4.80m x 4.78m
Kitchen	13' 0" Max x 11' 11" Max or 3.96m Max x 3.63m Max
Pantry	
Bedroom 1	15' 09" x 13' 10" or 4.80m x 4.22m
Bedroom 2	14' 0" x 11' 09" or 4.27m x 3.58m
Bedroom 3	14' 09" x 8' 04" or 4.50m x 2.54m
Bathroom	8' 04" x 4' 08" or 2.54m x 1.42m



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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