



**McArthur  
Stanton**  
Letting & Estate Agents

## Flat B2

Fruin Court , 61 East King Street , Helensburgh, Argyll And Bute. G84 7QY

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Fruin Court is an extremely well-maintained modern development that was built in the mid 1980's. Located in an excellent location on the East side of Helensburgh the property is within a short walk of the town centre and train station.

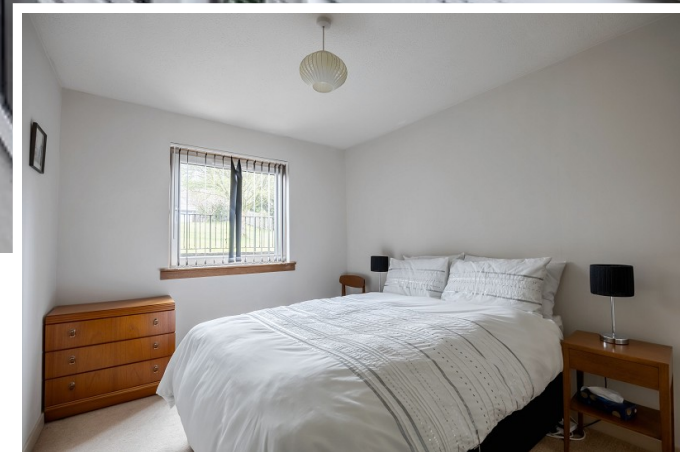
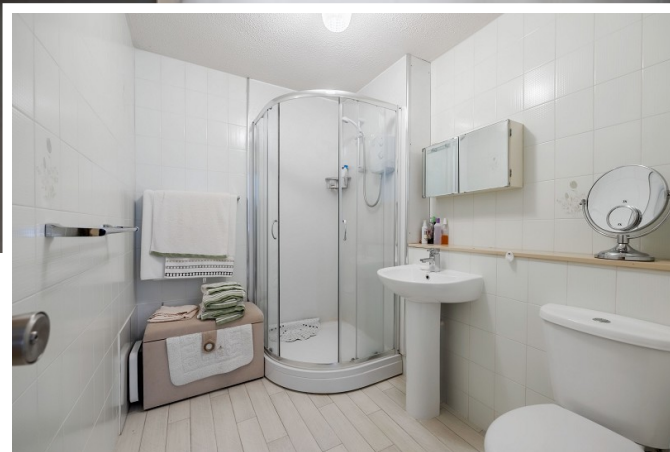
Positioned on the elevated ground floor of building B, this particular flat is one of the larger styles available and has the advantage of a private garage beneath the building which has an automatic roller door. The building is accessed via a secure door entry system and general maintenance is managed by a Glasgow based factoring company. Internally the flat is bright and spacious, on entering there is a welcoming porch and hallway which has a useful store cupboard. The Lounge is a superb size and enjoys a south facing position. There is ample space for a dining table and chairs and a door leading to the Kitchen which has a large larder cupboard. The flat has two spacious bedrooms both of which have built in wardrobes and the main has the luxury of an En-suite shower room. There is also an additional shower room. The flat has replacement double glazed windows throughout and electric heating.

Externally Fruin Court sits within well maintained communal grounds with a resident's car park being available. Flat B2 has the advantage of a private garage beneath the building which has an automatic door and a private bin cupboard. Viewing is by appointment through our Helensburgh Property Office.

EPC Band E  
Council Tax Band D



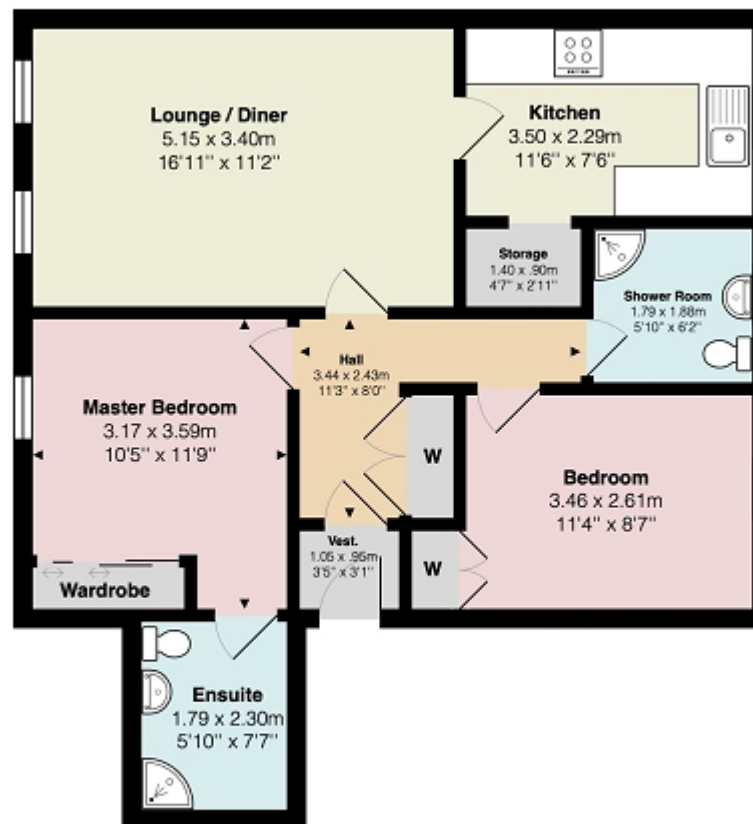
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## Measurements

Hallway	36' 2" Max x 26' 3" Max or 11.03m Max x 8.0m Max
Lounge/diner	16' 11" x 11' 02" or 5.16m x 3.40m
Kitchen	11' 06" x 7' 06" or 3.51m x 2.29m
Storage Cupboard	4' 07" x 2' 11" or 1.40m x 0.89m
Bedroom 1	11' 09" Max x 10' 05" Max or 3.58m Max x 3.18m Max
En Suite	7' 07" x 5' 10" or 2.31m x 1.78m
Bedroom 2	11' 04" x 8' 07" or 3.45m x 2.62m
Shower Room	6' 02" x 5' 10" or 1.88m x 1.78m



Contact our office for further details



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15-17 Colquhoun Street, Helensburgh G84 8AN  
Tel (01436) 678822

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

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