



**McArthur  
Stanton**  
Letting & Estate Agents

## Flat 12

Kings Court , 89 West King Street, Helensburgh, Argyll And Bute. G84 8EF

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Built by McCarthy Stone in the mid 1990's, Kings Court remains one of Helensburgh's most sought-after retirement developments with Flat 12 having a favour first floor position with lift access available.

The development itself is meticulously maintained and offers lovely communal gardens to enjoy in the summer months. Flat 12 is a warm and bright apartment offering around 460 square feet of living accommodation. On entering there is a welcoming hallway which has a large useful store cupboard. The Lounge is an excellent size and has ample space for a dining table and chairs of required. The Lounge has French doors and a Juliette balcony with lovely Easterly views towards Ben Bouie. The Kitchen is accessed from the Lounge and is fitted with a range of units and worktops. There is an integral oven, hob and hood and space for a free-standing fridge freezer. The double bedroom is extremely spacious and has the advantage of built in mirrored wardrobes. There is a modern shower and the flat is double glazed throughout and has electric heating.

Kings Court has the advantage of a Resident's Lounge on the ground floor, laundry facilities and a guest suite that can be booked for visiting guests. There is a lift servicing all floors and a secure door entry system for access to the building. Externally as mentioned there are beautifully maintained gardens and parking is available.

EPC Band B  
Council Tax Band D



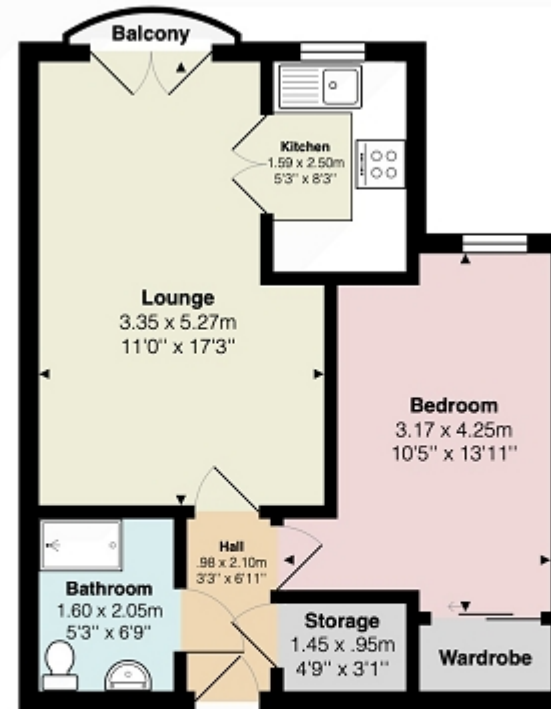
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## Measurements

Hallway	6' 11" x 3' 03" or 2.11m x 0.99m
Storage Cupboard	4' 09" x 3' 01" or 1.45m x 0.94m
Lounge	17' 03" Max x 11' 0" or 5.26m Max x 3.35m
Kitchen	8' 03" x 5' 03" or 2.51m x 1.60m
Bedroom 1	13' 11" Max x 10' 05" Max or 4.24m Max x 3.18m Max
Bathroom	6' 09" x 5' 03" or 2.06m x 1.60m



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

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