



**McArthur
Stanton**
Letting & Estate Agents

Flat 1

88, West Clyde Street, Helensburgh, Argyll And Bute. G84 8BB

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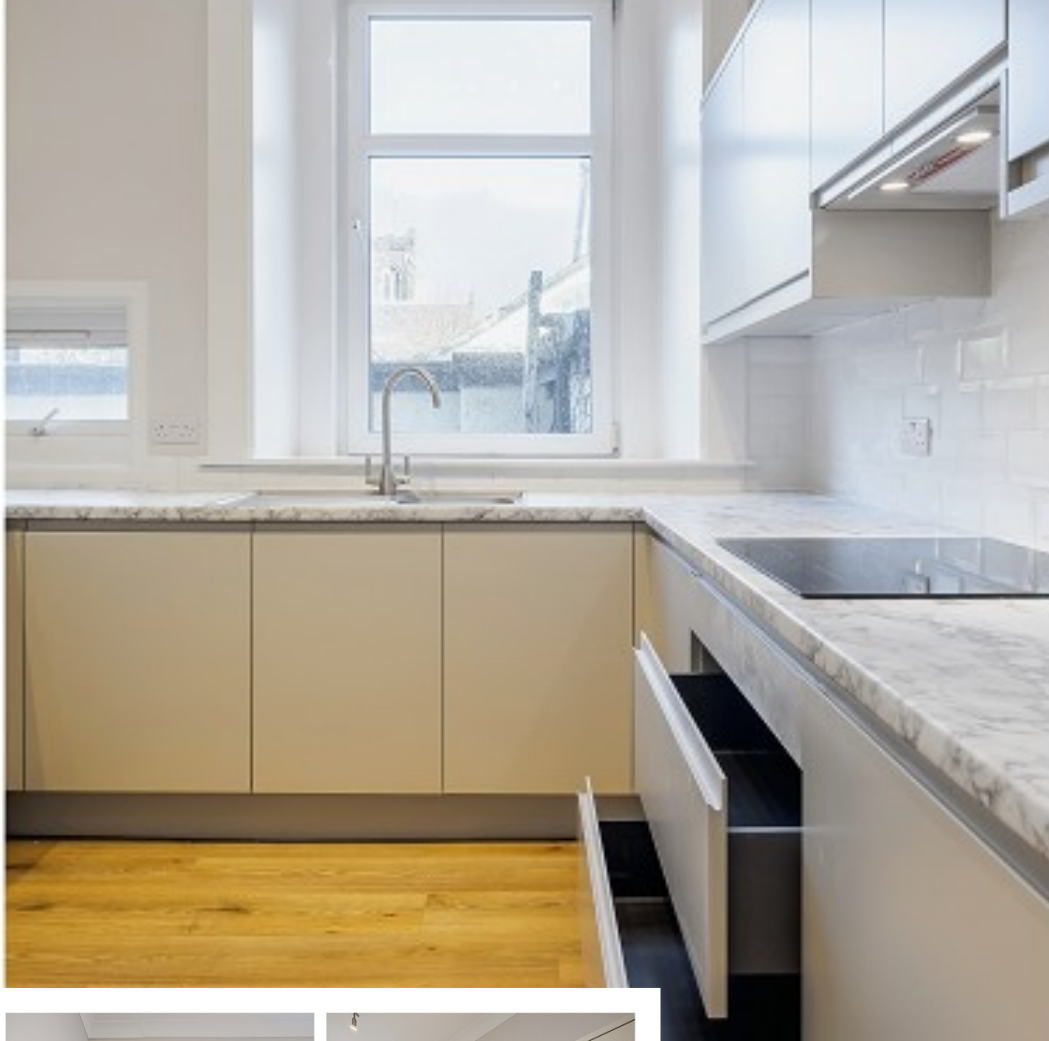


Located within arguably one of the finest buildings on West Clyde Street, Flat 1, 88 West Clyde Street is a magnificent three-bedroom first floor flat that has outstanding direct views over the Clyde Estuary.

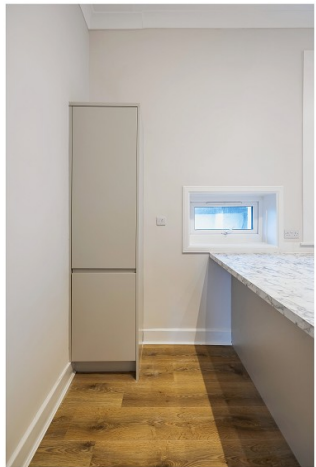
Flat 1 is positioned on the first floor which is accessed via a beautifully decorated communal stairwell which has a secure door entry system. The flat itself is vast in size and has a wonderful period feature's throughout including detailed cornice and woodwork. The beautiful hallway gives access to a well-proportioned bathroom with separate bath and shower cubicle at one end and to the other a useful WC. The lounge is an excellent size with a gorgeous south facing bay window that has magnificent direct views over the promenade and Clyde Estuary. There is also a feature fireplace. The kitchen has just undergone a full transformation and has been fitted with good quality J pull units and worktops. There is a full range of integral appliances including a dishwasher and ample space for a large dining table and chairs. There are three well-proportioned double bedrooms, two of which are located at the front of the building and benefit from the wonderful views and one located to the rear. The property is double glazed throughout and has gas central heating. The building is also managed by a Glasgow based factoring company which includes general maintenance works and common buildings insurance.

Located to the West side of Helensburgh town centre the property is perfectly placed for all the excellent local amenities which can be accessed by foot. There are a wide variety of excellent bars, restaurants and independently owned shops and caf?s. Helensburgh Central train station is a short walk away which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band D
Council Tax Band D



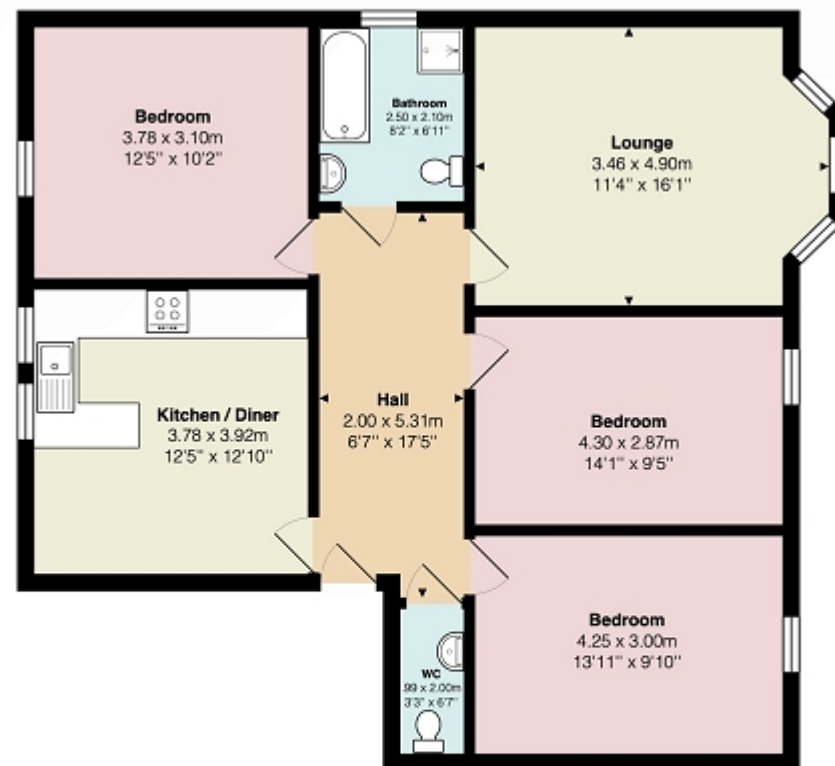
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Measurements

Hallway	17' 05" Max x 6' 07" or 5.31m Max x 2.01m
Lounge	16' 01" Max x 11' 04" Max or 4.90m Max x 3.45m Max
Kitchen/Diner	12' 10" x 12' 05" or 3.91m x 3.78m
Bedroom 1	14' 01" x 9' 05" or 4.29m x 2.87m
Bedroom 2	13' 11" x 9' 10" or 4.24m x 3.00m
Bedroom 3	12' 05" x 10' 02" or 3.78m x 3.10m
Bathroom	8' 02" x 6' 11" or 2.49m x 2.11m
WC	6' 07" x 3' 03" or 2.01m x 0.99m



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

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