



**McArthur
Stanton**
Letting & Estate Agents

Flat 8

70 Colquhoun Street, Helensburgh, Argyll And Bute. G84 9JR

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Located within a gorgeous pocket of Helensburgh, Flat 8, 70 Colquhoun Street is a fabulous two-bedroom ground floor flat which was completed to a high standard around three years ago.

The development itself was completed around three years ago and consist of a mix of converted traditional buildings and a central new building where this particular property is positioned on the ground floor. Internally the property offers around 850 square feet of living space. On entering the flat there is a welcoming hallway which has a large utility cupboard. The living area of the property is on an open plan basis which is flooded in light with floor to ceiling windows which have patio doors accessing a private terrace area ideal for a small seating area. The living space has ample room for a good-sized dining table and chair if required. The Kitchen is fitted with modern gloss J pull units and worktops. There is a full range of integral appliances including a dishwasher. The flat has two excellent sized double bedrooms both of which have built-in wardrobes and the main has patio doors which access the rear communal areas of the building. The bathroom is modern in design with a neutral suite, grey tiling and heated towel rail.

Externally the development is beautifully maintained with residents enjoying communal gardens and drying areas. This particular flat has two allocated parking spaces within the development which is also managed by a professional Glasgow based factoring company for general maintenance. Viewing is by appointment through our Helensburgh property office.

EPC Band B
Council Tax Band E



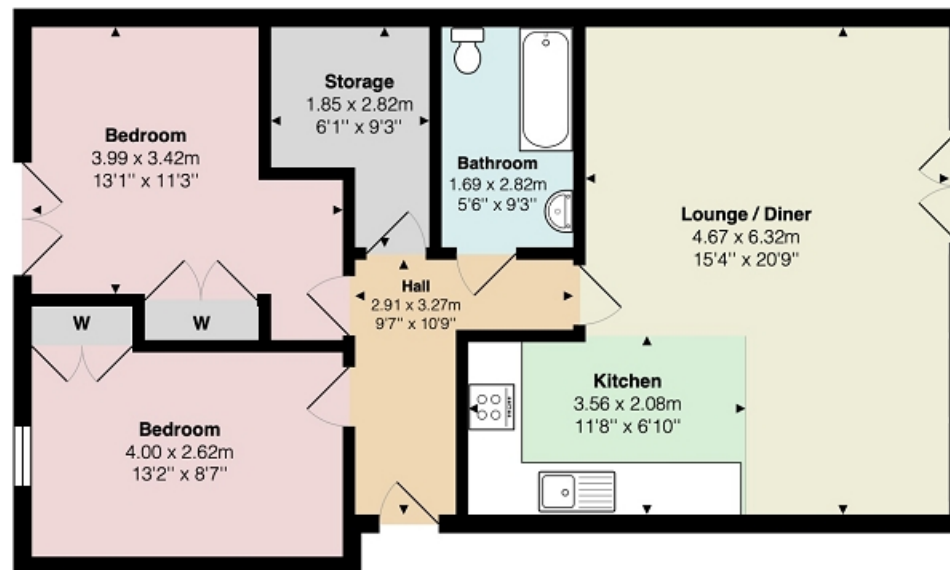
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Measurements

Hallway	10' 09" Max x 9' 07" Max or 3.28m Max x 2.92m Max
Storage Room	9' 03" Max x 6' 01" Max or 2.82m Max x 1.85m Max
Lounge/diner	20' 09" Max x 15' 04" Max or 6.32m Max x 4.67m Max
Kitchen	11' 08" Max x 6' 10" Max or 3.56m Max x 2.08m Max
Bedroom 1	13' 01" Max x 11' 03" Max or 3.99m Max x 3.43m Max
Bedroom 2	13' 02" x 8' 07" or 4.01m x 2.62m
Bathroom	9' 03" x 5' 06" or 2.82m x 1.68m



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

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