



**McArthur
Stanton**
Letting & Estate Agents

Flat 3/2

28, West Clyde Street, Helensburgh, Argyll And Bute. G84 8AW

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Located on Helensburgh's Promenade, Flat 3/2, 28 West Clyde Street is a fabulous two-bedroom top floor flat that has the most outstanding views over the Firth of Clyde and has been fully refurbished to a high specification throughout.

The building itself has undergone extensive external renovations over recent years and offers a well-appointed communal stairwell with this particular flat being positioned on the top floor of the building. The gorgeous interior is neutrally decorated throughout and offers a wonderful Lounge which has some of the finest views on West Clyde Street from the bay window, looking over the Clyde Estuary, Ardmore Point, Rosneath Peninsula and on a clear day the peaks of Goatfell can be seen in the distance. The Kitchen is accessed from the Lounge and is fitted with modern gloss units and worktops. There is a range of integral appliances, space for free-standing white goods and wonderful views over Helensburgh with the hills beyond.

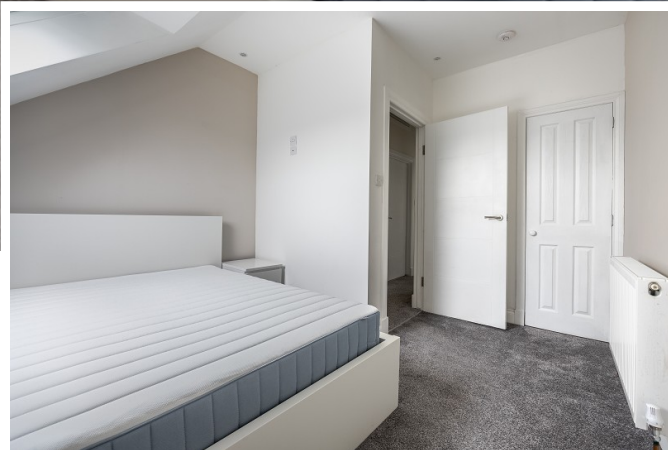
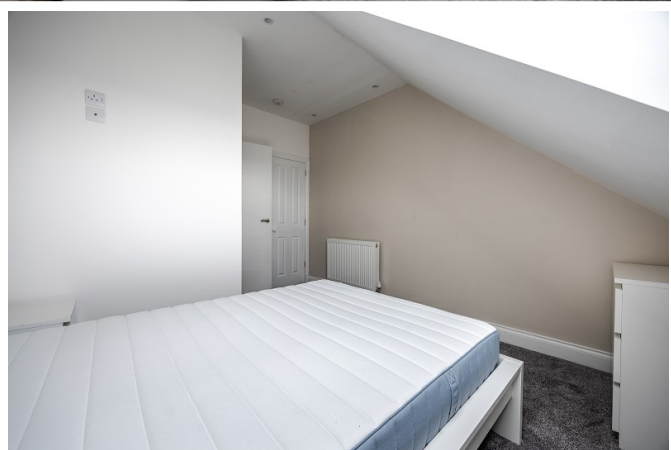
The flat has two good-sized bedrooms with the main having built-in wardrobes and there is a lovely appointed bathroom. Additionally, the flat has gas central heating, double-glazed windows and excellent loft storage.

The central position of the property allows easy access to all of Helensburgh's excellent local amenities including local independent shops, restaurants and bars. Helensburgh Central train station is a short walk away offering regular services to Glasgow, Edinburgh and beyond.

EPC Band E
Council Tax Band C



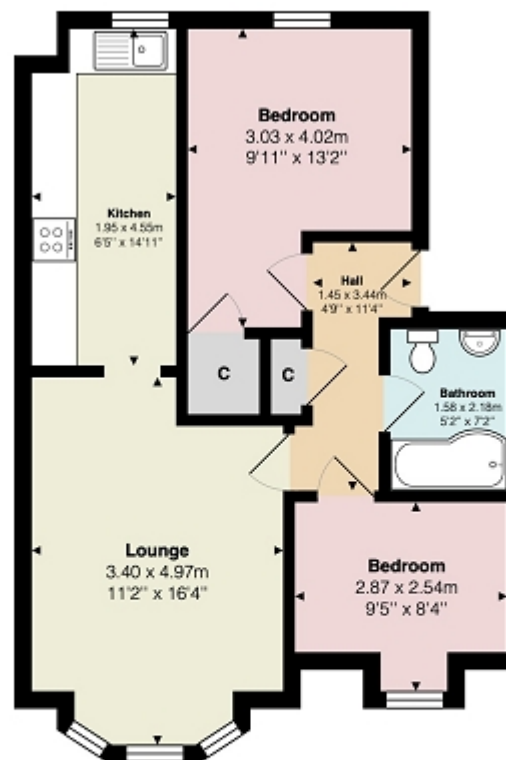
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Measurements

Hallway	11' 04" Max x 4' 09" Max or 3.45m Max x 1.45m Max
Lounge	16' 04" Max x 11' 02" Max or 4.98m Max x 3.40m Max
Kitchen	14' 11" Max x 6' 05" Max or 4.55m Max x 1.96m Max
Bedroom 1	13' 02" Max x 9' 11" Max or 4.01m Max x 3.02m Max
Bedroom 2	9' 05" Max x 8' 04" Max or 2.87m Max x 2.54m Max
Bathroom	7' 02" x 5' 02" or 2.18m x 1.57m



Contact our office for further details



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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