



# 2 Campbell Buildings

Main Street, Garelochhead, Helensburgh, Argyll And Bute. G84 0FL





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Located with a central position of Garelochhead, 2 Campbell Buildings is a unique two-bedroom duplex apartment that has the advantage of private access and views over the Gareloch.

The apartment itself is accessed via a private pathway to the right-hand side of the building which leads around to the rear where there is a porch area and internal staircase. The apartment is bright and airy and offers around 615 square feet of living accommodation. The Lounge and Kitchen occupy the first floor of the property with the addition of a useful store cupboard. The upper level has two bedrooms, one of which have gorgeous views over the Gareloch and there is a well-proportioned shower room. The flat has double glazed windows and gas central heating. The property has previously been utilised as a successful Airbnb, however would equally be a great purchase for a first-time buyer or someone working at Faslane Naval base.

The village of Garelochhead has a range of excellent local amenities with the larger town of Helensburgh being accessible by car in around ten minutes.

EPC Band D  
Council Tax Band C



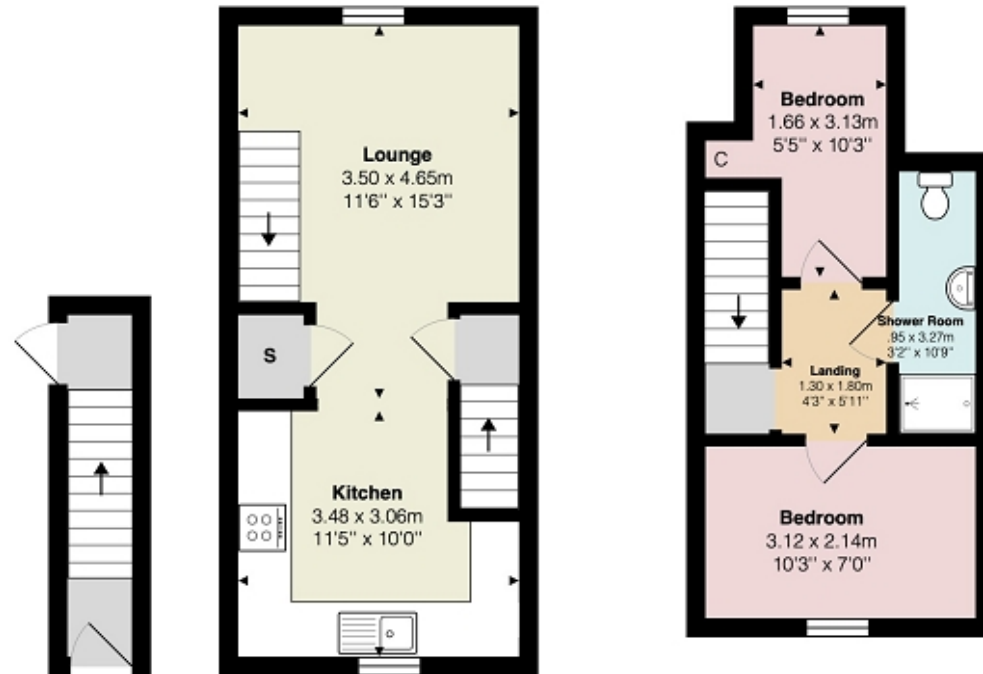
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## Measurements

Lounge	15' 03" x 11' 06" or 4.65m x 3.51m
Kitchen	11' 05" Max x 10' 0" Max or 3.48m Max x 3.05m Max
Landing	5' 11" x 4' 03" or 1.80m x 1.30m
Bedroom 1	10' 03" x 7' 0" or 3.12m x 2.13m
Bedroom 2	10' 03" Max x 5' 05" Max or 3.12m Max x 1.65m Max
Shower Room	10' 09" x 3' 02" or 3.28m x 0.97m



Ground Floor

First Floor

Second Floor

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

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