



**McArthur  
Stanton**  
Letting & Estate Agents

**38B**

Grant Street, Helensburgh, Argyll And Bute. G84 7QW

# 38B

Grant Street, Helensburgh, Argyll And Bute. G84 7QW







**38B**  
Grant Street, Helensburgh, Argyll And Bute. G84 7QW



Located within Helensburgh town centre, 38B Grant Street is a large two-bedroom first floor flat that requires general modernisation throughout.

The location of the property offers a really central position, with Helensburgh Central station accessible within seconds from the building. 38B is contained within a block of only three flats in total which have access to a large central drying area shared with a number of buildings. Positioned on the first floor the flat itself offers around 785 square feet of accommodation. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is south facing with dual aspects and a bay-window. There is ample space for a dining table and chairs if required and access to the kitchen which also has additional storage. The flat has two really spacious double bedrooms both of which have built in cupboard space. The bathroom is also well-proportioned. General modernisation and upgrading are required throughout the flat and a detailed home report is available upon request.

The location is ideal with the property being a short walk to all of Helensburgh's excellent local amenities and transport links. The property would make an ideal buy-to-let or first-time purchase. Viewing is by appointment through our Helensburgh property office.

EPC Band E  
Council Tax Band B



**38B**  
Grant Street, Helensburgh, Argyll And Bute. G84 7QW

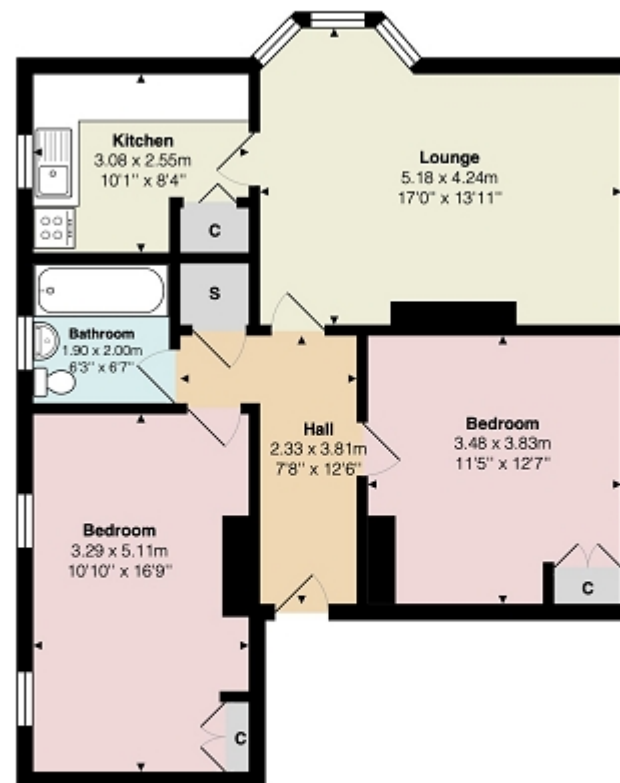






## Measurements

|           |                                                    |
|-----------|----------------------------------------------------|
| Hallway   | 12' 06" x 7' 08" or 3.81m x 2.34m                  |
| Lounge    | 17' 0" Max x 13' 11" Max or 5.18m Max x 4.24m Max  |
| Kitchen   | 10' 01" Max x 8' 04" Max or 3.07m Max x 2.54m Max  |
| Bedroom 1 | 16' 09" Max x 10' 10" Max or 5.11m Max x 3.30m Max |
| Bedroom 2 | 12' 07" Max x 11' 05" Max or 3.84m Max x 3.48m Max |
| Bathroom  | 6' 07" x 6' 03" or 2.01m x 1.91m                   |



Contact our office for further details



**rightmove**  
find your happy

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

38B

Grant Street, Helensburgh, Argyll And Bute. G84 7QW

