



**McArthur  
Stanton**  
Letting & Estate Agents

Flat 3

1 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD



# Flat 3

1 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD

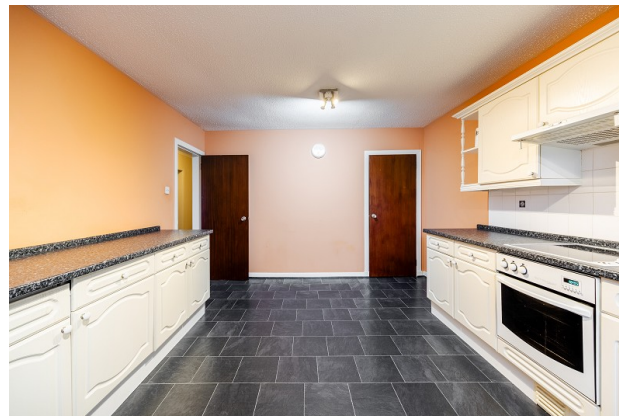




## Flat 3

1 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD





Built in the mid 1980's, Flat 3, 1 Colquhoun Square is a fantastic proportioned two-bedroom second floor flat of around 850 square feet and offers gorgeous views over Colquhoun Square and has the advantage of a private communal car park to the rear of the building.

Internally the flat is bright and spacious. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is an excellent size and has a beautiful outlook over Colquhoun Square. The kitchen is a fantastic size and is fitted with a range of units and worktops. There is also ample space for a good-sized dining table and chairs and an adjoining larder cupboard. The property has two excellent sized double bedrooms with the main having lots of built-in storage. Completing the internal accommodation is a modern shower room. The flat has double glazed windows throughout and wet-electric central heating.

The development has a professional Glasgow based factoring company in place for general maintenance of the building which also includes buildings insurance. There is also a communal private carpark to the rear of the building, a rare find in a town centre location.

EPC Band D  
Council Tax Band D





**Flat 3**  
1 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD

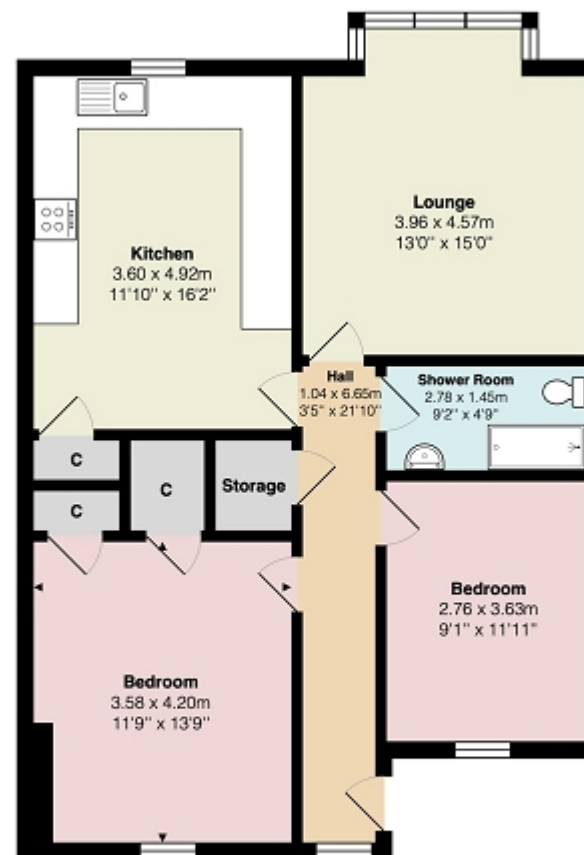






## Measurements

Hallway	21' 10" x 3' 05" or 6.65m x 1.04m
Lounge	15' 0" Max x 13' 0" Max or 4.57m Max x 3.96m Max
Kitchen	16' 02" x 11' 10" or 4.93m x 3.61m
Bedroom 1	13' 09" Max x 11' 09" Max or 4.19m Max x 3.58m Max
Bedroom 2	11' 11" x 9' 01" or 3.63m x 2.77m
Shower Room	9' 02" x 4' 09" or 2.79m x 1.45m



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

# Flat 3

1 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD

