



**McArthur
Stanton**
Letting & Estate Agents

27B

Queen Street, Helensburgh, Argyll And Bute. G84 9QL

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Queen Street has long been regarded as one of Helensburgh's finest pockets, located on the mid-west side of the town. 27B is a gorgeous and very unique attached cottage style apartment which has the advantage of both private access and a large recently landscaped private garden.

Over the last couple of years, the current owner has refurbished the property to a fabulous standard throughout with lots of luxurious touches and clever storage areas having been created. As mentioned, the property can be accessed via a security controlled communal entrance and has the advantage of a private entrance accessed from the garden. On entering there is a welcoming hallway which has two useful store cupboards. The lounge is a stunning room with aspects over the garden and a large roof light making the space lovely and bright even in the winter months. The kitchen has recently been replaced with gorgeous units and Corian worktops. There is a range of integral appliances including an instant hot water tap, beautiful original windows and a door accessing the garden (the private access door).

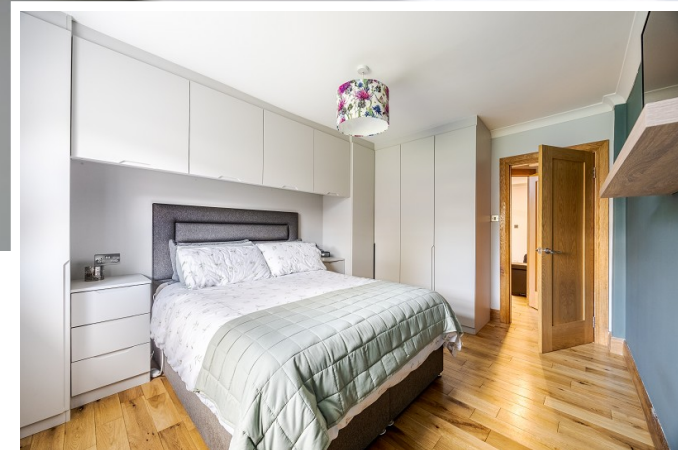
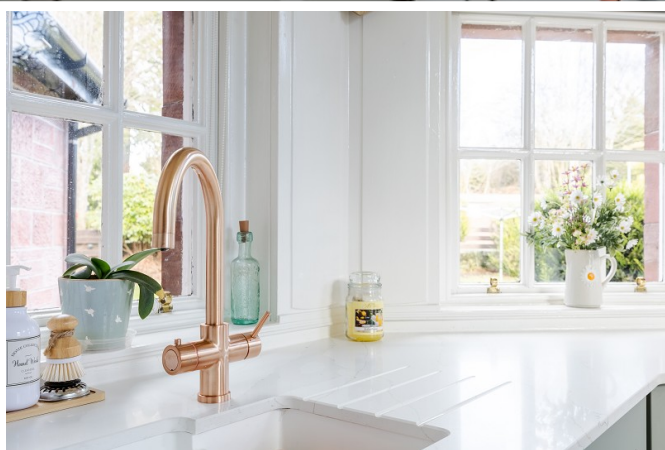
The property has two well-proportioned double bedrooms both of which have recently had cleverly designed built-in storage added and a luxuriously appointed bathroom which has been finished to the highest of standards with a neutral suite and stunning tiling.

Externally the property has the advantage of enjoying a large private garden which has recently been landscaped. The garden offers lots of privacy from neighbouring properties and has been designed with ease of maintenance in mind. The property also benefits from an allocated parking space.

EPC Band D
Council Tax Band B



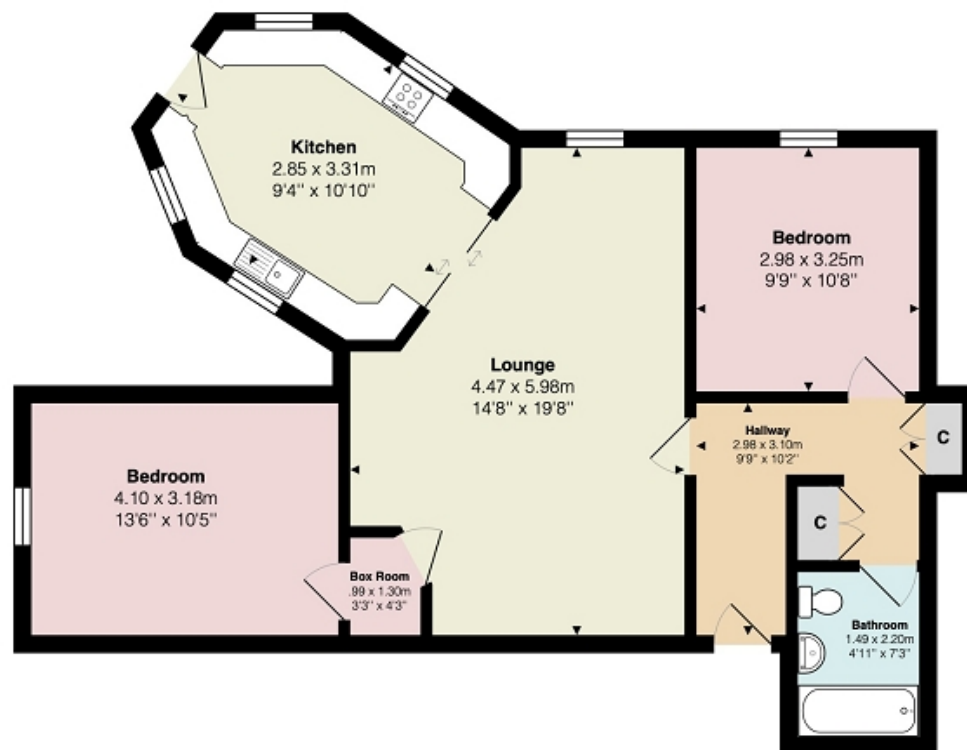
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Measurements

Hallway	10' 02" Max x 9' 09" Max or 3.10m Max x 2.97m Max
Lounge	19' 08" Max x 14' 08" Max or 5.99m Max x 4.47m Max
Kitchen	10' 10" Max x 9' 04" Max or 3.30m Max x 2.84m Max
Box Room	4' 03" Max x 3' 03" Max or 1.30m Max x 0.99m Max
Bedroom 1	13' 06" x 10' 05" or 4.11m x 3.18m
Bedroom 2	10' 08" x 9' 09" or 3.25m x 2.97m
Bathroom	7' 03" x 4' 11" or 2.21m x 1.50m



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 January 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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