



**McArthur
Stanton**
Letting & Estate Agents

233

East Clyde Street, Helensburgh, Argyll And Bute. G84 7AY

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233 East Clyde Street is a magnificent three-bedroom traditional semi-detached villa that has undergone a program of refurbishment in recent years and offers the perfect balance of traditional features, modern comforts and a glorious mature garden.

Internally the property is in beautiful order throughout. On the ground floor there is a welcoming hallway which has a useful store cupboard. The formal lounge is south facing with views over the front garden, stunning detailed cornicing and a period fireplace. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white goods. The kitchen also has a breakfast bar ideal for informal dining and a lovely Belfast sink. To the rear of the ground floor is a large dining room with an adjoining wet room. This space could be utilised as a fourth bedroom if required and has access to the garden.

Upstairs the property has three well-proportioned bedrooms. The main bedroom is particularly bright and spacious and again enjoys beautiful original features. The family bathroom is modern in design with a neutral suite and tiling for ease of maintenance. Particular note should mention that the property has been re-roofed in recent times and has had a replacement boiler.

Externally there are fabulous private gardens with the rear garden being vast in size and offering lots of privacy from neighbouring properties. There is a wooden garage and private driveway offering parking for multiple vehicles.

EPC Band D
Council Tax Band E



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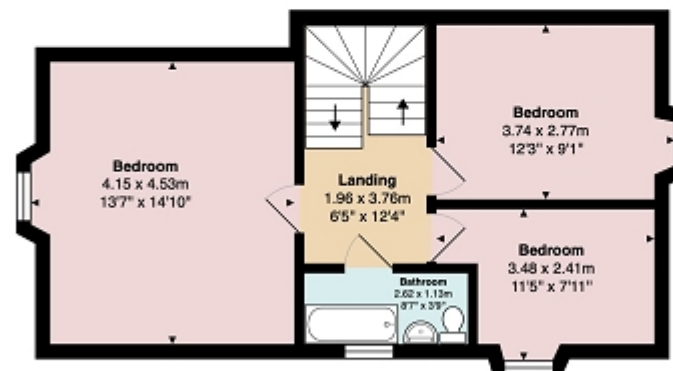


Measurements

Hallway	15' 03" Max x 6' 06" Max or 4.65m Max x 1.98m Max
Lounge	15' 08" Max x 14' 11" Max or 4.78m Max x 4.55m Max
Kitchen	17' 07" Max x 11' 05" Max or 5.36m Max x 3.48m Max
Dining Room	16' 09" Max x 11' 08" Max or 5.11m Max x 3.56m Max
Shower Room	7' 01" x 5' 10" or 2.16m x 1.78m
Landing	12' 04" Max x 6' 05" Max or 3.76m Max x 1.96m Max
Bedroom 1	14' 10" Max x 13' 07" Max or 4.52m Max x 4.14m Max
Bedroom 2	12' 03" Max x 9' 01" Max or 3.73m Max x 2.77m Max
Bedroom 3	11' 05" Max x 7' 11" Max or 3.48m Max x 2.41m Max
Bathroom	8' 07" x 3' 09" or 2.62m x 1.14m



Ground Floor



First Floor

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

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