



7

Fraser Avenue, Helensburgh, Argyll And Bute. G84 8QP





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Located within the sought-after pocket of Ardencaple, 7 Fraser Avenue is an immaculately presented and rarely available two-bedroom ground floor cottage flat with its own private front and back garden.

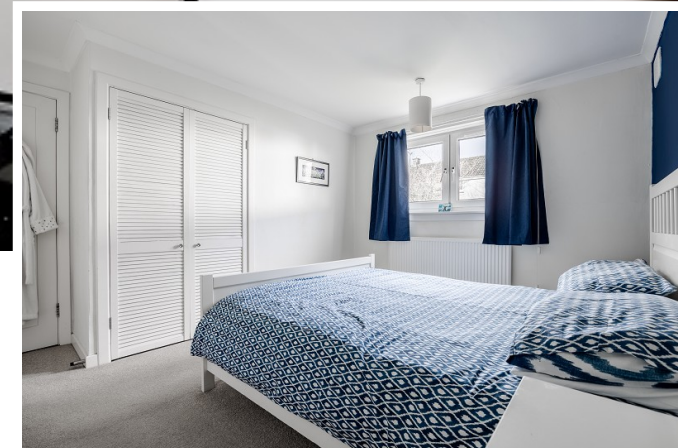
Internally the property is beautifully presented through and has been upgraded to an excellent standard throughout. On entering there is a welcoming hallway which is nearly twenty feet in length. The lounge is a superb size with views over the front garden with ample space for a dining table and chairs if required. The kitchen is fitted with modern white units and has a full range of integral appliances including a dishwasher. The kitchen also has a courtesy door accessing the private rear garden. The flat has two excellent sized double bedrooms both of which have built-in storage (one currently utilised as a dining room) and a bright modern bathroom fitted with a neutral suite and tiling.

Externally the property has a level easily maintained front and rear garden. The rear garden also has the advantage of a private outbuilding ideal for storing garden furniture/sports equipment. The location of the property is ideal being a short walk to Duchess Woods and Helensburgh Rugby Club with the town centre being a short drive away.

EPC Band C
Council Tax Band B



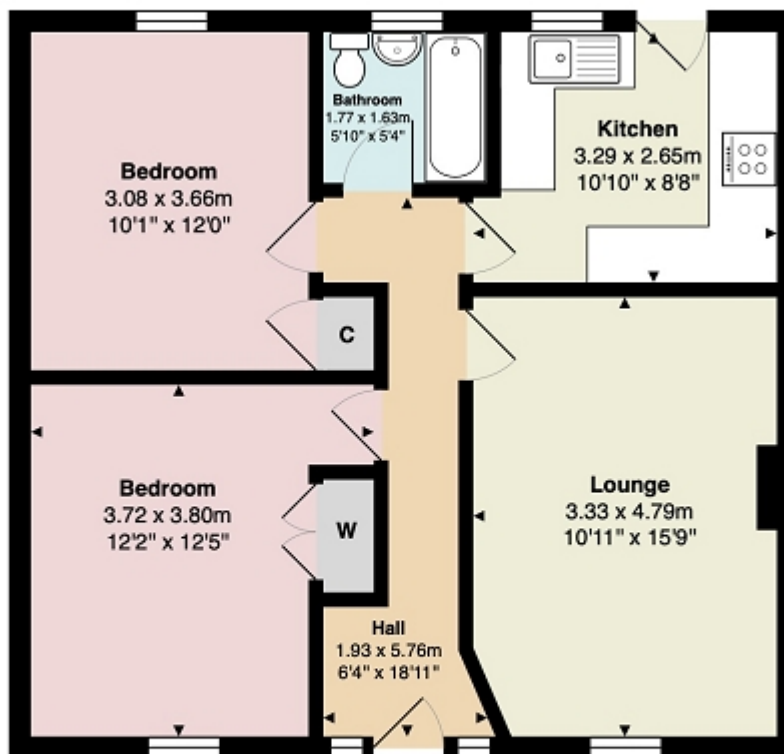
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Measurements

Hallway	18' 11" Max x 6' 04" Max or 5.77m Max x 1.93m Max
Lounge	15' 09" Max x 10' 11" Max or 4.80m Max x 3.33m Max
Kitchen	10' 10" Max x 8' 08" Max or 3.30m Max x 2.64m Max
Bedroom 1	12' 05" Max x 12' 02" Max or 3.78m Max x 3.71m Max
Bedroom 2	12' 0" x 10' 01" or 3.66m x 3.07m
Bathroom	5' 10" x 5' 04" or 1.78m x 1.63m



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

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