



**McArthur
Stanton**
Letting & Estate Agents

80E

East Princes Street, Helensburgh, Argyll And Bute. G84 7DE

80E

East Princes Street, Helensburgh, Argyll And Bute. G84 7DE





80E

East Princes Street, Helensburgh, Argyll And Bute. G84 7DE



Located a short walk from Helensburgh town centre, 80E East Princes Street is a bright and airy two-bedroom top floor flat that has partial views towards the Clyde Estuary and offer over 700 square feet of living space.

Built in the mid 1960's the building itself is very well maintained and has undergone a program of refurbishment including replacement of the flat roof. Located on the top floor (second) the communal areas are freshly decorated and are accessed via a secure door entry system. On entering the flat itself there is a welcoming hallway which has a useful store cupboard. The lounge is a superb size and has ample space for a dining table and chairs if required and enjoys lovely south facing aspects towards the River Clyde. The kitchen is fitted with modern units and worktops and has a breakfast bar ideal for informal dining with space for free-standing white goods. The flat has two large double bedrooms one of which has mirrored wardrobes and a well-proportioned bathroom. The flat has double glazed windows and electric heating.

Externally to the rear of the building Resident's have access to a beautiful south facing communal garden which is maintained by the factor of the building who are also responsible for general maintenance and the communal buildings insurance. The location of the property is ideal being a short level walk to the town centre and train station.

EPC Band E
Council Tax Band B



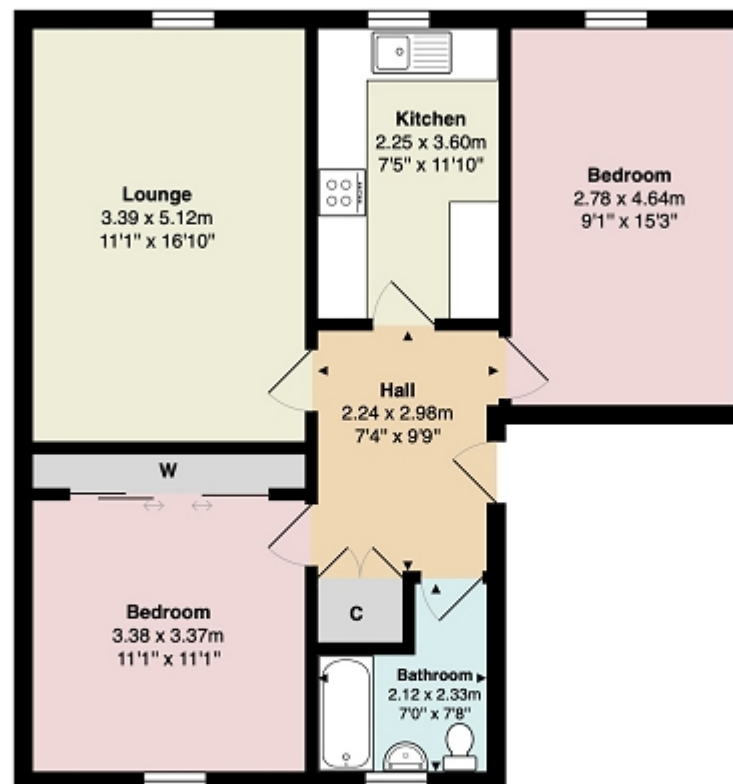
80E
East Princes Street, Helensburgh, Argyll And Bute. G84 7DE





Measurements

Hallway	9' 09" x 7' 04" or 2.97m x 2.24m
Lounge	16' 10" x 11' 01" or 5.13m x 3.38m
Kitchen	11' 10" x 7' 05" or 3.61m x 2.26m
Bedroom 1	11' 01" x 11' 01" or 3.38m x 3.38m
Bedroom 2	15' 03" x 9' 01" or 4.65m x 2.77m
Bathroom	7' 08" Max x 7' 0" Max or 2.34m Max x 2.13m Max



Contact our office for further details



rightmove
find your happy

All measurements are approximate and for display purposes only
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 March 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

80E

East Princes Street, Helensburgh, Argyll And Bute. G84 7DE

