



**McArthur
Stanton**
Letting & Estate Agents

Flat 3

50, East Argyle Street, Helensburgh, Argyll And Bute. G84 7PX

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Flat 3, 50 East Argyle Street is a superb first floor flat that enjoys gorgeous elevated views over Helensburgh with the Clyde Estuary in the distance.

The flat itself offers spacious accommodation of around 765 square feet of living space and has the advantage of a private single garage beneath the building. On entering there is a welcoming hallway which has the advantage of various useful store cupboards. The lounge is a gorgeous room with two large south facing windows which enjoy the open outlook. There is also ample space for a dining table and chairs if required. A door from the lounge leads to the kitchen which is fitted with modern gloss units with a range of integral appliances a space for a free-standing washing machine and fridge/freezer. The flat has two excellent sized double bedrooms both of which have built-in wardrobes and a shower room. The property has double glazed windows and electric heating.

Externally the development has beautifully maintained gardens and private communal parking with Flat 3 also having its own garage. The development also has a factor in place for general maintenance including the buildings insurance. Helensburgh town centre is a short walk or drive away, ideal for using the towns excellent local amenities.

EPC Band C
Council Tax Band D



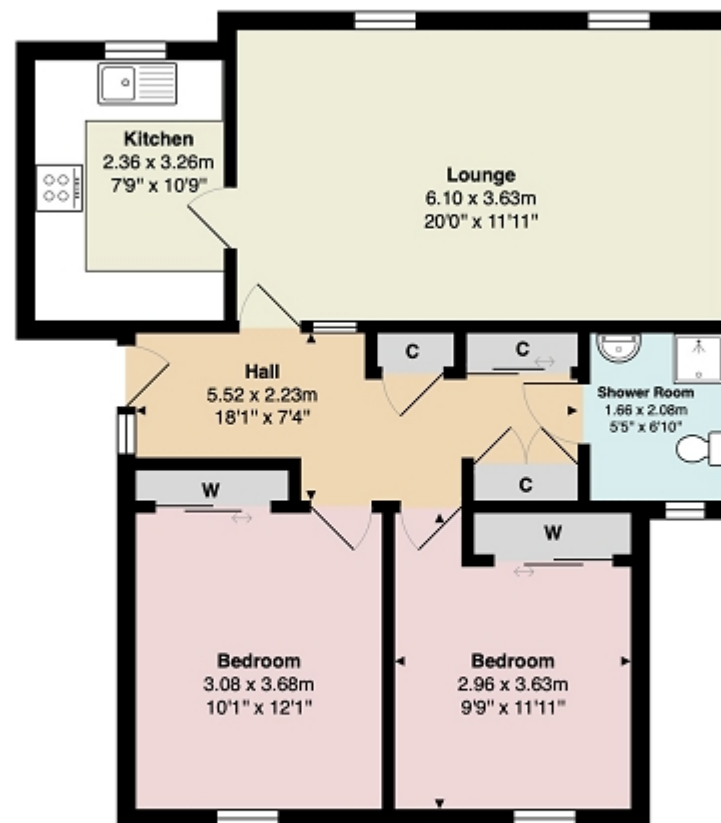
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Measurements

| | |
|-------------|---|
| Hallway | 18' 01" Max x 7' 04" Max or 5.51m Max x 2.24m Max |
| Lounge | 20' 0" x 11' 11" or 6.10m x 3.63m |
| Kitchen | 10' 09" x 7' 09" or 3.28m x 2.36m |
| Bedroom 1 | 12' 01" x 10' 01" or 3.68m x 3.07m |
| Bedroom 2 | 11' 11" Max x 9' 09" Max or 3.63m Max x 2.97m Max |
| Shower Room | 6' 10" x 5' 05" or 2.08m x 1.65m |



Contact our office for further details



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15-17 Colquhoun Street, Helensburgh G84 8AN
Tel (01436) 678822

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.

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