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Camperdown Court, Helensburgh, Argyll And Bute. G84 9HJ





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Located within the popular Churchill area of Helensburgh, 12 Camperdown Court is a gorgeously upgraded three-bedroom mid-terrace villa that has the advantage of a large conservatory, south facing landscaped garden and private garage.

Internally the property is bright and airy and offers around 800 square feet of living space with many of the rooms enjoying south facing aspects. On entering there is a welcoming porch and hallway which has a useful store cupboard. The lounge is a lovely size and has ample space for good-sized sofas. A door from the lounge leads to a modern kitchen which is fitted with white units and has a range of integral appliances with space for free-standing white goods. A courtesy door from the kitchen gives access to a fabulous conservatory which is currently utilised as a dining area and has patio doors opening onto the recently landscaped garden. Completing the ground floor is the third bedroom which has two built-in store cupboards.

Upstairs the property has two further spacious double bedrooms both of which have newly fitted wardrobes. Both bedrooms have beautiful views over Helensburgh with the Clyde Estuary in the distance. The family bathroom is modern in design and has been fitted with wet wall for ease of maintenance and a neutral white suite. Additional storage is available on the landing.

Externally the property has a gorgeous south facing garden which has been fully landscaped with a large decking and artificial grass. In addition, there is a private garage located a short walk from the property.

EPC Band D
Council Tax Band C



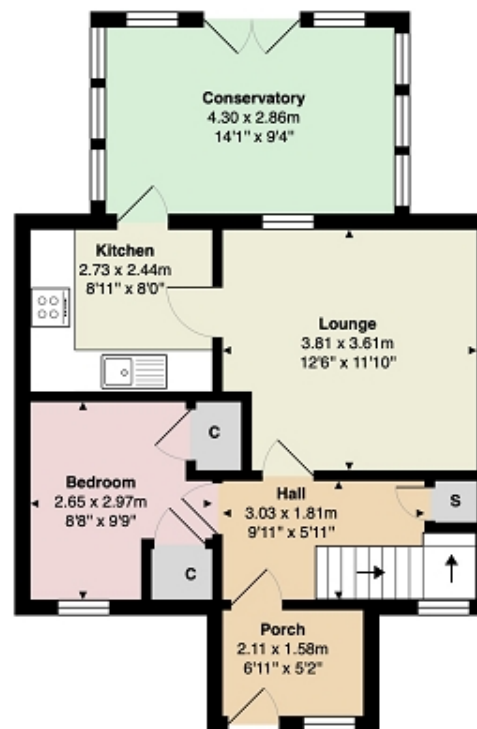
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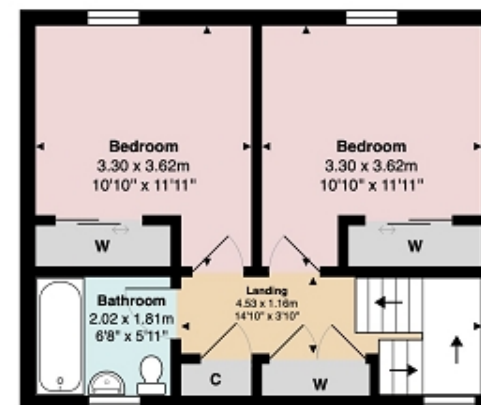


Measurements

Porch	6' 11" x 5' 02" or 2.11m x 1.57m
Hallway	9' 11" Max x 5' 11" Max or 3.02m Max x 1.80m Max
Lounge	12' 06" Max x 11' 10" Max or 3.81m Max x 3.61m Max
Kitchen	8' 11" x 8' 0" or 2.72m x 2.44m
Conservatory	14' 01" x 9' 04" or 4.29m x 2.84m
Bedroom 3	9' 09" Max x 8' 08" Max or 2.97m Max x 2.64m Max
Landing	14' 10" Max x 3' 10" Max or 4.52m Max x 1.17m Max
Bedroom 1	11' 11" Max x 10' 10" Max or 3.63m Max x 3.30m Max
Bedroom 2	11' 11" Max x 10' 10" Max or 3.63m Max x 3.30m Max
Bathroom	6' 08" x 5' 11" or 2.03m x 1.80m



Ground Floor



First Floor

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

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