



**McArthur  
Stanton**  
Letting & Estate Agents

2A

Rosneath Drive, Helensburgh, Argyll And Bute. G84 8DP

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Located on the lower west side of Helensburgh, 2A Rosneath Drive is a rarely available two-bedroom ground floor flat that requires general modernisation throughout.

Internally the flat offers over 700 square feet of living space and as mentioned enjoys a rare ground floor position. On entering there is a welcoming hallway which has two useful store cupboards. The lounge is an excellent size and has ample space for a dining table and chairs if required. The kitchen is fitted with a range of units and worktops and has an integral oven, hob and hood and additional space for free-standing white goods. The flat has two excellent sized double bedrooms both of which have built-in storage and there is a well-proportioned bathroom. The flat has a modern combi-boiler and the building has the advantage of having being re-roofed in recent years.

Externally to the rear of the building is a shared communal garden area with this flat owning an outbuilding/store. To the front is a private garden which subject to planning approval has the potential to create off street parking. The location of the flat is ideal being a short level walk to Helensburgh town centre.

EPC Band C  
Council Tax Band B





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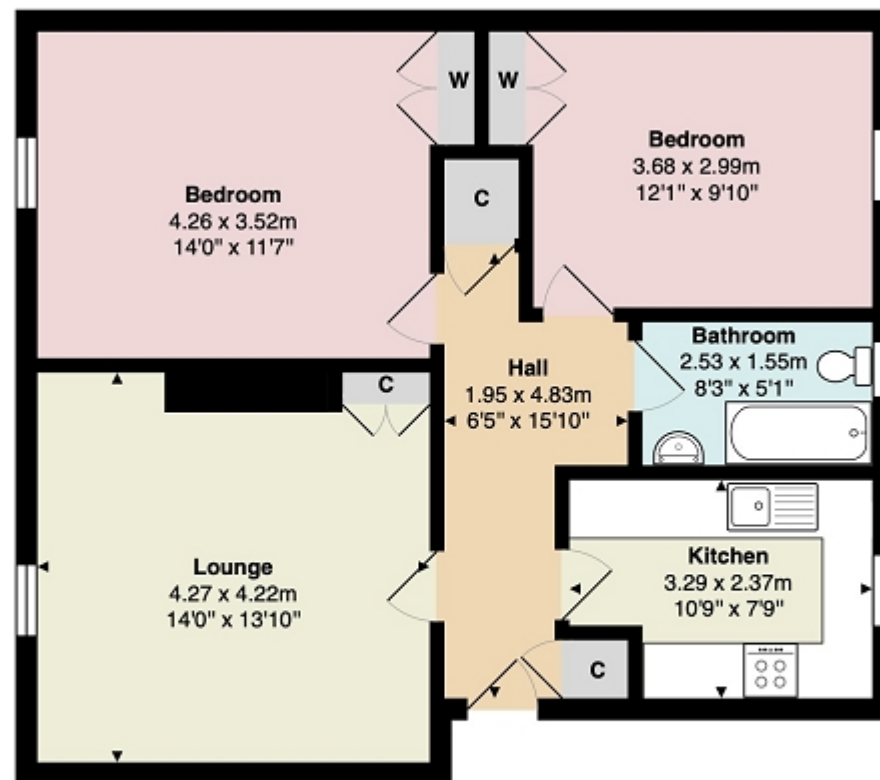






## Measurements

Hallway	15' 10" Max x 6' 05" Max or 4.83m Max x 1.96m Max
Lounge	14' 0" Max x 13' 10" Max or 4.27m Max x 4.22m Max
Kitchen	10' 09" Max x 7' 09" Max or 3.28m Max x 2.36m Max
Bedroom 1	14' 0" x 11' 07" or 4.27m x 3.53m
Bedroom 2	12' 01" x 9' 10" or 3.68m x 3.00m
Bathroom	8' 03" x 5' 01" or 2.51m x 1.55m



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.

Contact our office for further details



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