



10

Campbell Street, Helensburgh, Argyll And Bute. G84 8BG





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Located within the sought-after lower west side of Helensburgh, 10 Campbell Street is an extremely rare detached bungalow that requires full modernisation and offers development potential within the attic space subject to relevant consents.

Tucked away off Campbell Street number 10 shares an access lane with a small flatted development and has the advantage of a detached garage with automatic door and parking area. Internally the property offers around 1,200 square feet of living space which does require general modernisation throughout. On entering there is a welcoming porch and hallway. The lounge is bright and airy and has windows on three sides of the room. The main picture window is south facing and has views over the private garden. The lounge also has ample space for a dining table and chairs if required. The kitchen is accessed from the lounge and benefits from a courtesy door leading to the rear garden. There are two good-sized double bedrooms the main being particularly spacious and a shower room.

The upper level of the property has the potential to create two further bedrooms and a bathroom/en-suite facility subject to relevant consents. There is currently a steep staircase (non-compliant with current regulations) from the hallway accessing the upper level which consist of two large attic rooms and boiler cupboard. The property also has solar panel technology.

Externally the property sits within a level plot the majority of which is south facing. There is a detached garage with automatic door and private parking area. The location of the property is ideal, being a short walk to the town centre and Helensburgh's beautiful promenade.

EPC Band D
Council Tax Band E



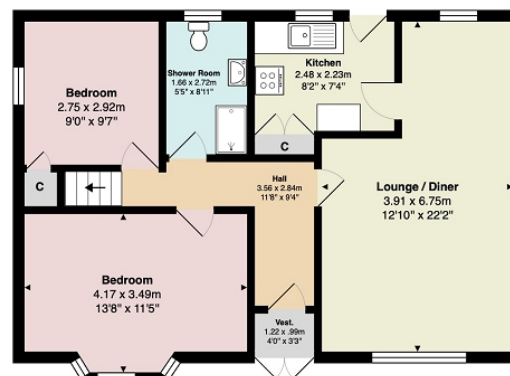
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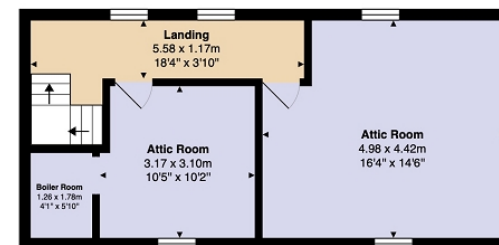


Measurements

Hallway	11' 08" Max x 9' 04" Max or 3.56m Max x 2.84m Max
Lounge/diner	22' 02" Max x 12' 10" Max or 6.76m Max x 3.91m Max
Kitchen	8' 02" Max x 7' 04" Max or 2.49m Max x 2.24m Max
Bedroom 1	13' 08" Max x 11' 05" Max or 4.17m Max x 3.48m Max
Bedroom 2	9' 07" x 9' 0" or 2.92m x 2.74m
Shower Room	8' 11" x 5' 05" or 2.72m x 1.65m
Landing	18' 04" Max x 3' 10" Max or 5.59m Max x 1.17m Max
Attic room	16' 04" Max x 14' 06" Max or 4.98m Max x 4.42m Max
Attic room	10' 05" x 10' 02" or 3.18m x 3.10m



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

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