



**McArthur
Stanton**
Letting & Estate Agents

Roseangle

49A William Street, Helensburgh, Argyll And Bute. G84 8XY

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William Street has long been regarded as one of Helensburgh's finest pockets, located on the lower west side of town "Roseangle" 49A is arguably one of the most unique Victorian conversions to come to market of late.

Internally "Roseangle" offers beautifully appointed accommodation throughout and is deceptive in size at over 1,300 square feet with a perfect blend of traditional features and modern luxuries.

EPC Band D
Council Tax Band E





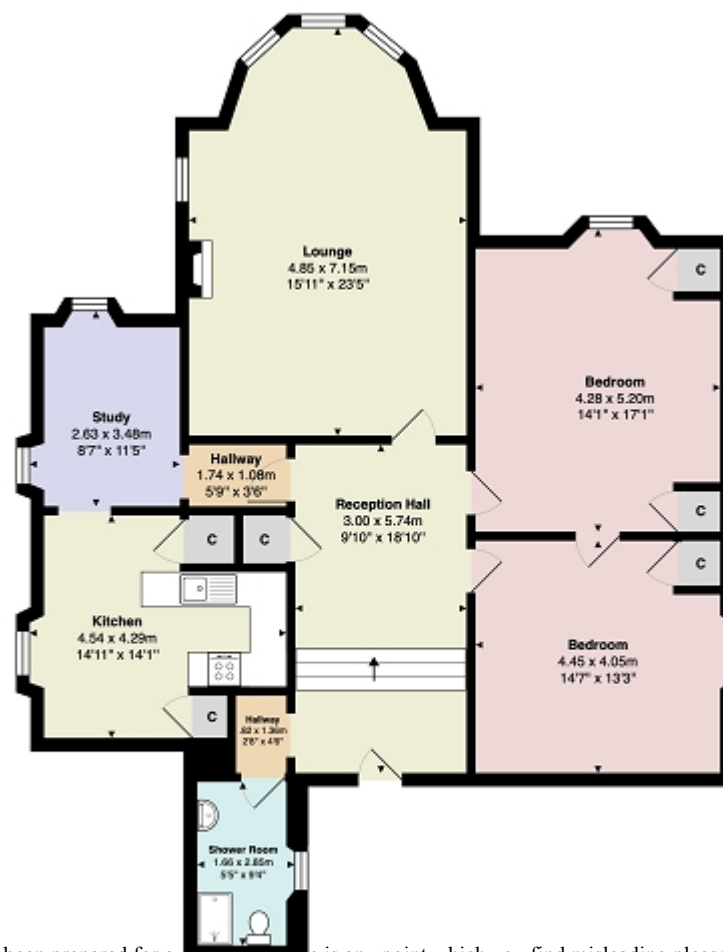
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Measurements

Reception Hall	18' 10" x 9' 10" or 5.74m x 3.00m
Lounge	23' 05" Max x 15' 11" Max or 7.14m Max x 4.85m Max
Hallway	5' 09" x 3' 06" or 1.75m x 1.07m
Study	11' 05" Max x 8' 07" Max or 3.48m Max x 2.62m Max
Kitchen	14' 11" Max x 14' 01" Max or 4.55m Max x 4.29m Max
Bedroom 1	17' 01" Max x 14' 01" Max or 5.21m Max x 4.29m Max
Bedroom 2	14' 07" Max x 13' 03" Max or 4.45m Max x 4.04m Max
Hallway	4' 06" x 2' 08" or 1.37m x 0.81m
Shower Room	9' 04" x 5' 05" Max or 2.84m x 1.65m Max



Contact our office for further details



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NOTE: These details have been prepared for guidance only. 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 May 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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