



**McArthur  
Stanton**  
Letting & Estate Agents

19A

Baird Avenue, Helensburgh, Argyll And Bute. G84 8DW

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Located on the lower west side of Helensburgh, 19A Baird Avenue is a well-proportioned rarely available two-bedroom ground floor flat ideally positioned a level walk or short drive into the town centre.

Internally the property offers around 730 square feet of living space. On entering there is a welcoming hallway which has two useful store cupboards. The lounge is an excellent size with ample space for a dining table and chairs if required. The kitchen is fitted with a selection of units and worktops with a range of integral appliances. The kitchen enjoys lovely aspects over the communal gardens to the rear of the building.

The property has two great sized double bedrooms both of which have built-in wardrobes and a shower room fitted with a large walk-in enclosure and wet-wall for ease of maintenance. The property has gas central heating and double-glazed windows.

Externally the property has access to a lovely shared communal garden which is to the rear of the building and includes a private store cupboard. This particular property also owns a lock up garage a short distance away in Coulport Place (currently rented) and an area of private ground to the front. The location of the property is ideal being a level walk into Helensburgh town centre.

EPC Band D  
Council Tax Band B



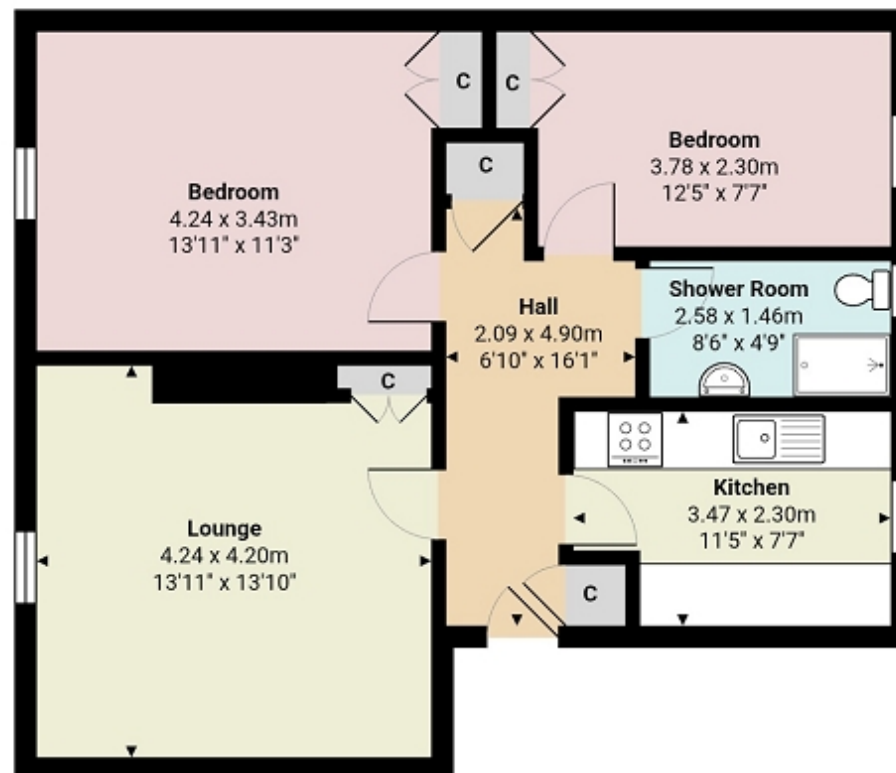
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## Measurements

|             |                                                    |
|-------------|----------------------------------------------------|
| Hallway     | 16' 01" Max x 6' 10" Max or 4.90m Max x 2.08m Max  |
| Lounge      | 13' 11" Max x 13' 10" Max or 4.24m Max x 4.22m Max |
| Kitchen     | 11' 05" Max x 7' 07" Max or 3.48m Max x 2.31m Max  |
| Bedroom 1   | 13' 11" x 11' 03" or 4.24m x 3.43m                 |
| Bedroom 2   | 12' 05" x 7' 07" or 3.78m x 2.31m                  |
| Shower Room | 8' 06" x 4' 09" or 2.59m x 1.45m                   |



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

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