



109

East King Street, Helensburgh, Argyll And Bute. G84 7BS





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Located on the lower east side of Helensburgh, 109 East King Street is a rarely available two-bedroom semi-detached villa that requires general modernisation that sits within a large plot with a private driveway.

The property itself offers a blank canvas for a new owner to create their own interior and has lots of potential to extend the property (subject to relevant consents). On entering there is a welcoming hallway which has a useful store area under the stairs. The lounge is a superb size and has dual aspects over the front and rear gardens. The lounge also has ample space for a dining table and chairs if required. A door from the lounge leads to the kitchen which is fitted with traditional style units and worktops and has two store cupboards and a courtesy door accessing the rear garden.

Upstairs the property has two large double bedrooms both of which have built-in storage and a well-proportioned bathroom. The property has double glazed windows with the front and back doors having been replaced within recent years.

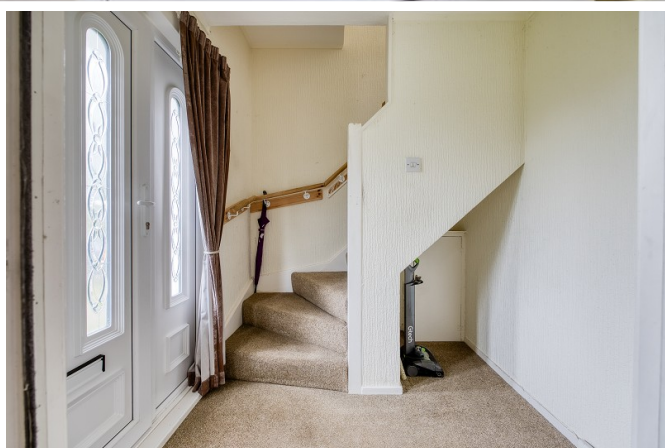
Externally the property sits within large private mature gardens with a driveway to the front offering parking for multiple vehicles. Helensburgh town centre can be reached by a level walk or short car journey.

EPC Band F
Council Tax Band B



109

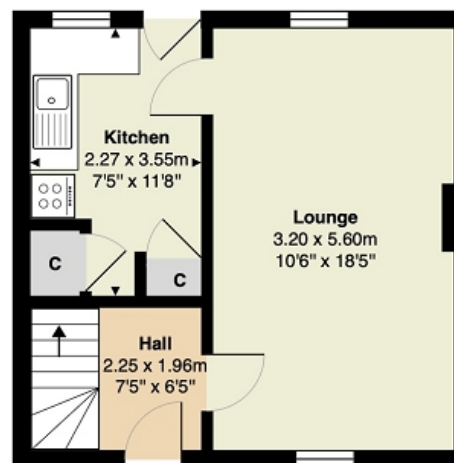
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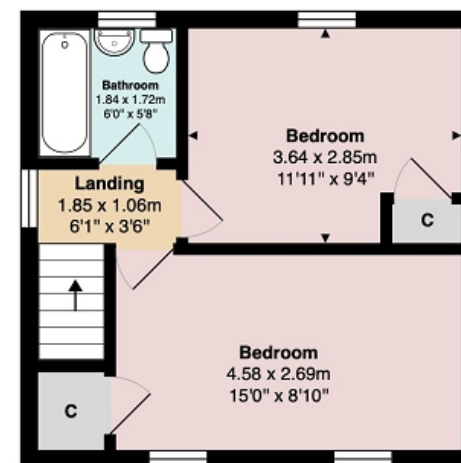


Measurements

Hallway	7' 05" x 6' 05" or 2.26m x 1.96m
Lounge	18' 05" x 10' 06" or 5.61m x 3.20m
Kitchen	11' 08" Max x 7' 05" Max or 3.56m Max x 2.26m Max
Landing	6' 01" x 3' 06" or 1.85m x 1.07m
Bedroom 1	15' 0" x 8' 10" or 4.57m x 2.69m
Bedroom 2	11' 11" Max x 9' 04" Max or 3.63m Max x 2.84m Max
Bathroom	6' 0" x 5' 08" or 1.83m x 1.73m



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

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