



141

West Princes Street, Helensburgh, Argyll And Bute. G84 8EZ





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Located on a fabulous south facing plot on the lower west side of Helensburgh, 141 West Princes Street is a deceptively spacious five bedroom detached villa offering over 1,700 square feet of living space.

Internally and externally the property does require a degree of modernisation however properties of this size and location are extremely rare within the Helensburgh market.

On entering there is a beautiful entrance hallway which has a useful store cupboard. The lounge is a superb size and has a large picture window overlooking the private south facing garden. The kitchen/dining room is again vast in size and is fitted with a selection of units and worktops and has a range style stove which is included in the sale. Adjoining the kitchen is a side porch and large conservatory which has a patio door accessing the garden. The ground floor has two good-sized double bedrooms, an additional study and modern shower room.

Upstairs the property has three further bedrooms. The main bedroom is a superb size at over twenty feet in length with the upper level enjoying partial views towards the river. The upper level also has a large shower room with two additional store cupboards available on the gallery landing.

Externally the property sits within lovely mature south facing gardens which offer a high degree of privacy from neighbouring properties. To the side is a private driveway and detached garage. The location of the property is ideal with the town centre being accessible by a level walk or a short car journey.

EPC Band D
Council Tax Band F

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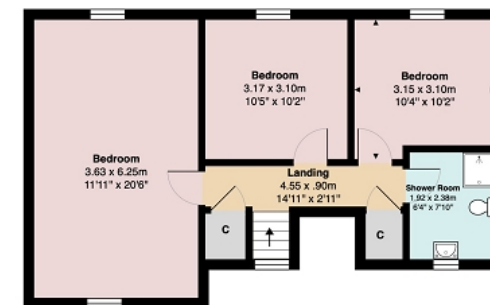


Measurements

Hallway	15' 06" Max x 15' 02" Max or 4.72m Max x 4.62m Max
Lounge	16' 03" x 12' 06" or 4.95m x 3.81m
Kitchen/Diner	18' 05" x 11' 0" or 5.61m x 3.35m
Porch	7' 0" x 3' 11" or 2.13m x 1.19m
Conservatory	15' 02" x 10' 0" or 4.62m x 3.05m
Study	9' 10" x 6' 01" or 3.00m x 1.85m
Shower Room	8' 10" x 4' 11" or 2.69m x 1.50m
Bedroom 4	14' 01" x 10' 0" or 4.29m x 3.05m
Bedroom 5	10' 0" Max x 9' 11" Max or 3.05m Max x 3.02m Max
Landing	15' 06" x 15' 02" or 4.72m x 4.62m
Bedroom 1	20' 06" x 11' 11" or 6.25m x 3.63m
Bedroom 2	10' 04" Max x 10' 02" Max or 3.15m Max x 3.10m Max
Bedroom 3	10' 05" x 10' 02" or 3.18m x 3.10m
Shower Room	7' 10" x 6' 04" or 2.39m x 1.93m



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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**McArthur
Stanton**
Letting & Estate Agents