



**McArthur
Stanton**
Letting & Estate Agents

Flat 2/1

Urybank , Shore road , Cove , Helensburgh, Argyll And Bute. G84 0LR

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Located within the beautiful village of Cove and enjoying breath-taking direct views over Loch Long and the Clyde Estuary, Flat 2/1, Urybank is an outstanding fully refurbished two-bedroom second floor flat that has access to a lovely shared garden to the rear and parking to the front of the building.

Internally the property has been fully refurbished and upgraded by the current owner and is offered to the market in immaculate condition. On entering there is a welcoming hallway which has two useful store cupboards one of which has been cleverly designed as a utility area and can accommodate both a washing machine and a tumble drier. The lounge is a lovely bright space with a gorgeous bay window that has outstanding views over the water. The lounge has two additional eve store cupboards and a door accessing the kitchen which has been re-designed and is fitted with white gloss J pull units, beautiful worktops and lots of space for free-standing whitegoods. The kitchen also benefits from the glorious outlook. The flat has two well-proportioned double bedrooms and a luxurious bathroom which is fitted with a neutral suite, feature vanity sink and heated towel rail. The attention to detail throughout the flat is superb and includes restored original internal doors, wet electric central heating and double-glazed windows to name a few.

Externally to the rear of the building is a shared garden ideal for using in the summer months and to the front is off-street parking for resident's and visitors. The village of Cove offers a tranquil place to live with many local amenities available. The larger town of Helensburgh can be reached within around thirty minutes.

EPC Band F
Council Tax Band A



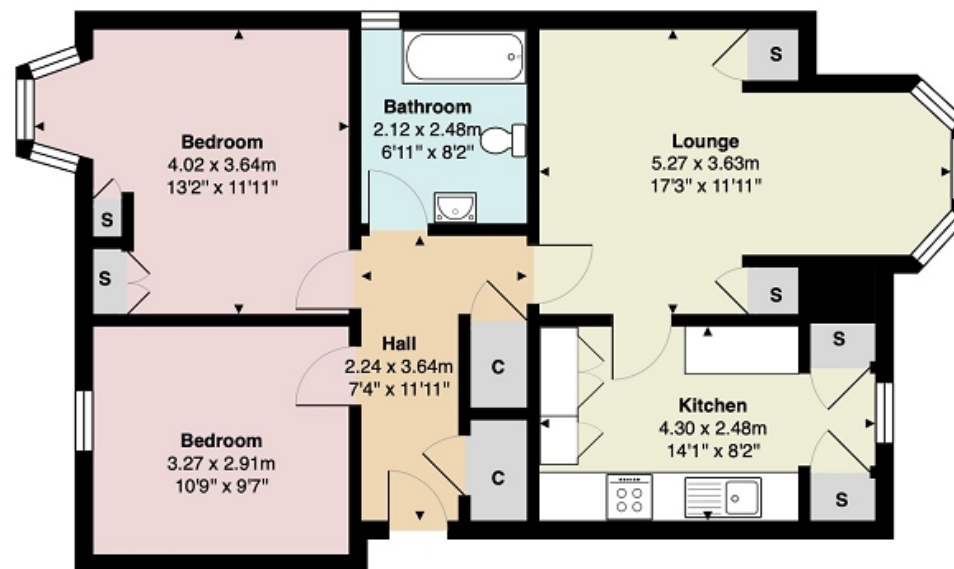
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Measurements

Hallway	11' 11" Max x 7' 04" Max or 3.63m Max x 2.24m Max
Lounge	17' 03" Max x 11' 11" Max or 5.26m Max x 3.63m Max
Kitchen	14' 01" Max x 8' 02" Max or 4.29m Max x 2.49m Max
Bedroom 1	13' 02" Max x 11' 11" Max or 4.01m Max x 3.63m Max
Bedroom 2	10' 09" x 9' 07" or 3.28m x 2.92m
Bathroom	8' 02" x 6' 11" or 2.49m x 2.11m



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

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