



**McArthur
Stanton**

Letting & Estate Agents

238

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

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Located within the sought-after lower west side of Helensburgh, 238 West Princes Street is a deceptively spacious three-bedroom detached villa that enjoys a lovely West facing rear garden which offers a high degree of privacy from neighbouring properties.

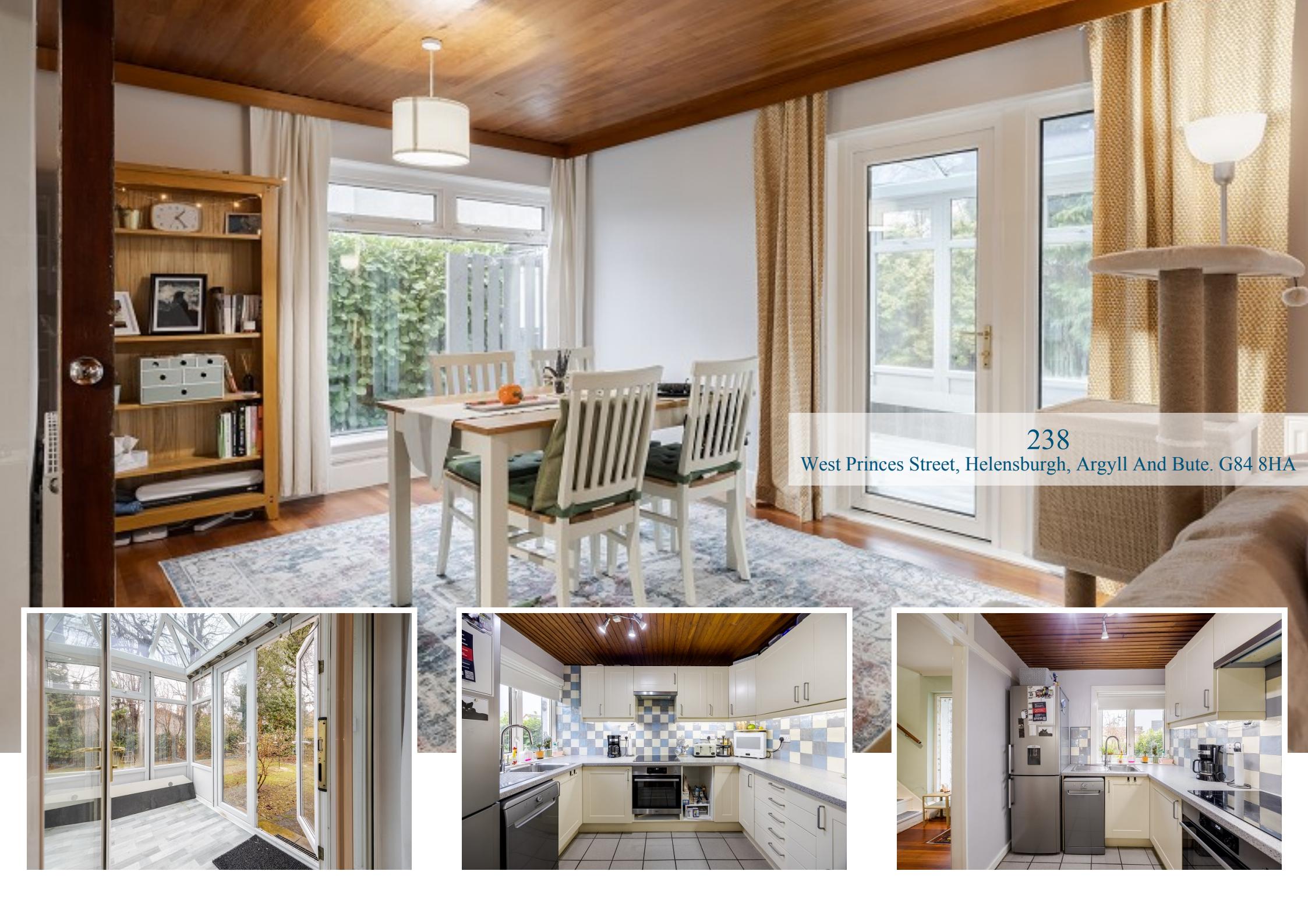
Internally the property has a fabulous layout with fantastic room proportions throughout. The property does require a degree of modernisation and works which is reflected within the competitive home report valuation.

On entering there is a welcoming porch and entrance hallway which has access to a useful WC and utility room. The Lounge is a fabulous space with triple aspects and is just under thirty feet in length with ample space for a dining area. A door from the lounge leads to a bright conservatory which has patio doors accessing the garden. The kitchen is fitted with a selection of units and worktops and has a range of integral appliances with space for free-standing white-goods.

Upstairs the property has three superbly proportioned double bedrooms all of which have built-in storage. The main bedroom also has gorgeous aspects over the rear garden to one side and the Clyde Estuary to the other. Completing the upper level is the family bathroom. Particular note should mention the main roof to the property was replaced in 2022.

Externally the property sits within lovely private gardens with a large driveway and garage. The location is ideal being a level walk into Helensburgh town centre and promenade.

EPC Band C
Council Tax Band F



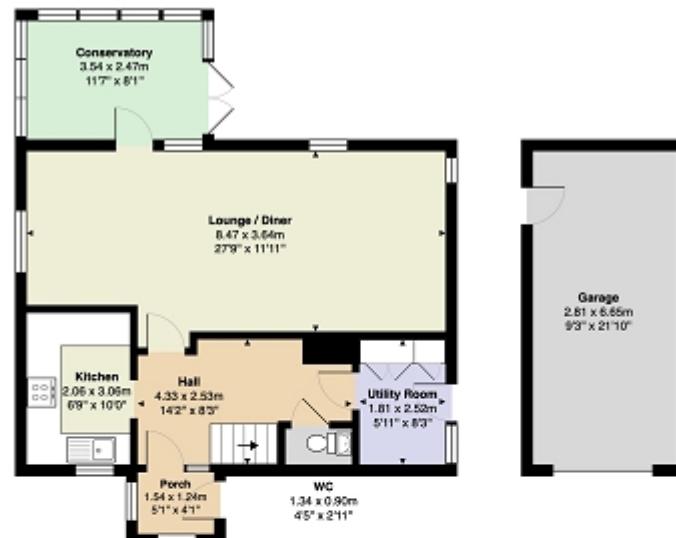
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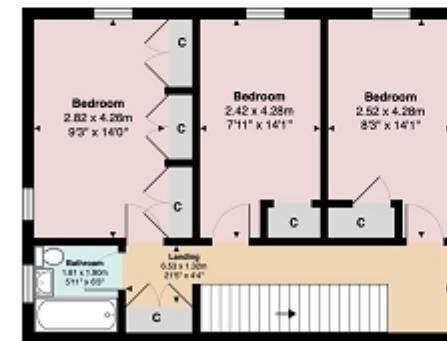


Measurements

Porch	5' 01" x 4' 01" or 1.55m x 1.24m
Hallway	14' 02" Max x 8' 03" Max or 4.32m Max x 2.51m Max
Lounge/diner	27' 09" Max x 11' 11" Max or 8.46m Max x 3.63m Max
Conservatory	11' 07" x 8' 01" or 3.53m x 2.46m
Kitchen	10' 0" x 6' 09" or 3.05m x 2.06m
Utility Room	8' 03" x 5' 11" or 2.51m x 1.80m
WC	4' 05" x 2' 11" or 1.35m x 0.89m
Landing	21' 05" Max x 4' 04" Max or 6.53m Max x 1.32m Max
Bedroom 1	14' 0" x 9' 03" or 4.27m x 2.82m
Bedroom 2	14' 01" Max x 8' 03" Max or 4.29m Max x 2.51m Max
Bedroom 3	14' 01" Max x 7' 11" Max or 4.29m Max x 2.41m Max
Bathroom	6' 03" x 5' 11" or 1.91m x 1.80m



Ground Floor



First Floor

Contact our office for further details



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15-17 Colquhoun Street, Helensburgh G84 8AN
Tel (01436) 678822

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 January 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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