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89, East Princes Street, Helensburgh, Argyll And Bute. G84 7DQ





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Ideally positioned on the lower east side of Helensburgh, 1/1, 89 East Princes Street is a magnificent four-bedroom first floor apartment which enjoy a gorgeous private garden and partial views towards the River Clyde.

Accessed via a gated driveway shared with one other property, access to the apartment is to the rear of the building by means of a private staircase. On entering the property itself there is a welcoming porch and vast hallway at nearly thirty foot in length. The stunning lounge is south facing with dual aspects and has a large bay window with lovely views towards the water, a beautiful wood-burning stove and original features including stripped floorboards and cornicing. The kitchen is fitted with modern shaker style units and worktops. There is a range of integral appliances and space for a free-standing washing machine. The property has four superbly proportioned double bedroom one of which is currently utilised as a dining room or could equally be used as a home office if required. There is a gorgeous family bathroom and a useful separate WC both of which have recently been completed to the highest of standards. To the side of the property there are lovely easterly views over Helensburgh with Ben Bouie in the distance.

Externally the property has a beautifully maintained private garden which has a good-sized lawn, patio areas and lovely mature plants and shrubs. In addition, there is a pretty summer house and a shared driveway. The location of the property is ideal, a short level walk to Helensburgh town centre and train station which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band D  
Council Tax Band D





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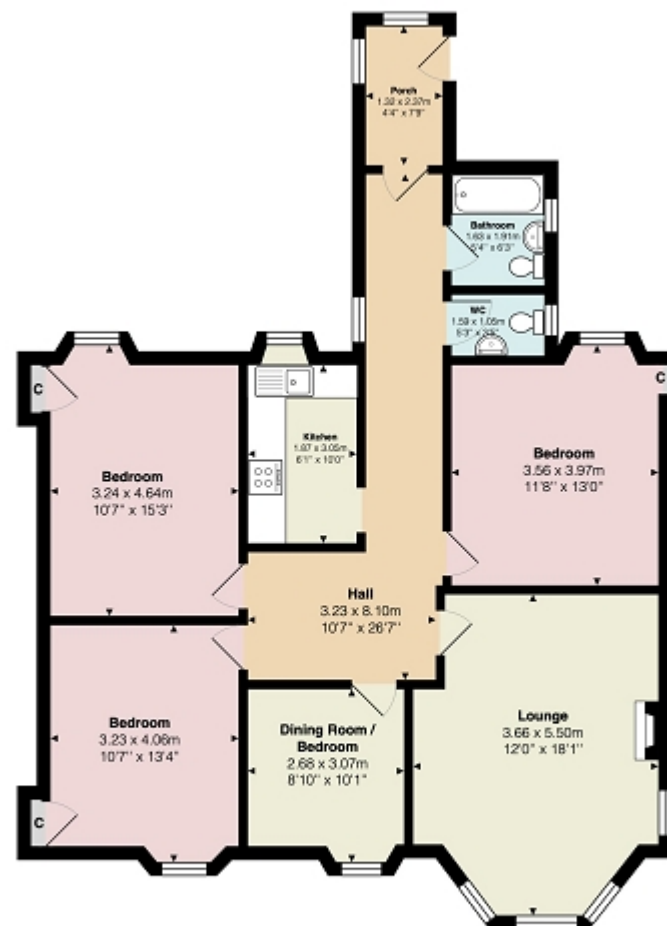






## Measurements

Porch	7' 09" x 4' 04" or 2.36m x 1.32m
Hallway	26' 07" x 10' 07" Max Max or 8.10m x 3.23m Max
Lounge	18' 01" Max x 12' 0" Max or 5.51m Max x 3.66m Max
Kitchen	10' 0" x 6' 01" or 3.05m x 1.85m
Bedroom 1	13' 04" Max x 10' 07" Max or 4.06m Max x 3.23m Max
Bedroom 2	15' 03" Max x 10' 07" Max or 4.65m Max x 3.23m Max
Bedroom 3	13' 0" Max x 11' 08" Max or 3.96m Max x 3.56m Max
Bedroom 4 / Dining Room	10' 01" Max x 8' 10" or 3.07m Max x 2.69m
Bathroom	6' 03" x 5' 04" or 1.91m x 1.63m
WC	5' 03" x 3' 05" or 1.60m x 1.04m



Contact our office for further details



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 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.



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