





East Clyde Street
Helensburgh
G84 7PL

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Offers Over £93,000

A really well presented Top Floor Conversion in an excellent situation with fantastic open views to the front.

The apartment is accessed from the rear and occupies the entire top floor of this well maintained traditional building.

The property has the added benefits of off road parking and a lockable outbuilding to the side.

The building has a freshly painted front with well pointed stone gable and is set beneath a pitched natural slate roof with dormers.

There are very well maintained communal gardens to the rear which include a large lawn, stocked borders and a communal summer house.

Internally the apartment is very well presented with a modern interior, fresh decoration and has fantastic views from all rooms including the kitchen.



Home Report Valuation
£95,000

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Council Tax Band C

EPC Rating D



The accommodation comprises door on the first floor which opens to an internal staircase leading to the hallway.

Large lounge/dining room with windows to the rear and large picture window at the front taking full advantage of the view and is the ideal spot for a dining/breakfast table.

The kitchen has been renewed with modern floor standing and wall mounted storage units with integrated hob, oven and hood, plumbing for washing machine and space for fridge freezer.

The double bedroom also has window to the rear and a large picture window to the front. There area built in wardrobes at one side and also doors opening to useful eaves storage space.

Modern and well fitted shower room with corner shower cabinet and new Mira shower, pedestal wash hand basin and low level w.c. Wall mounted chrome towel rail, window to the rear and laminate floor covering.



The property further benefits from double glazing and gas central heating with combination gas boiler in the kitchen.

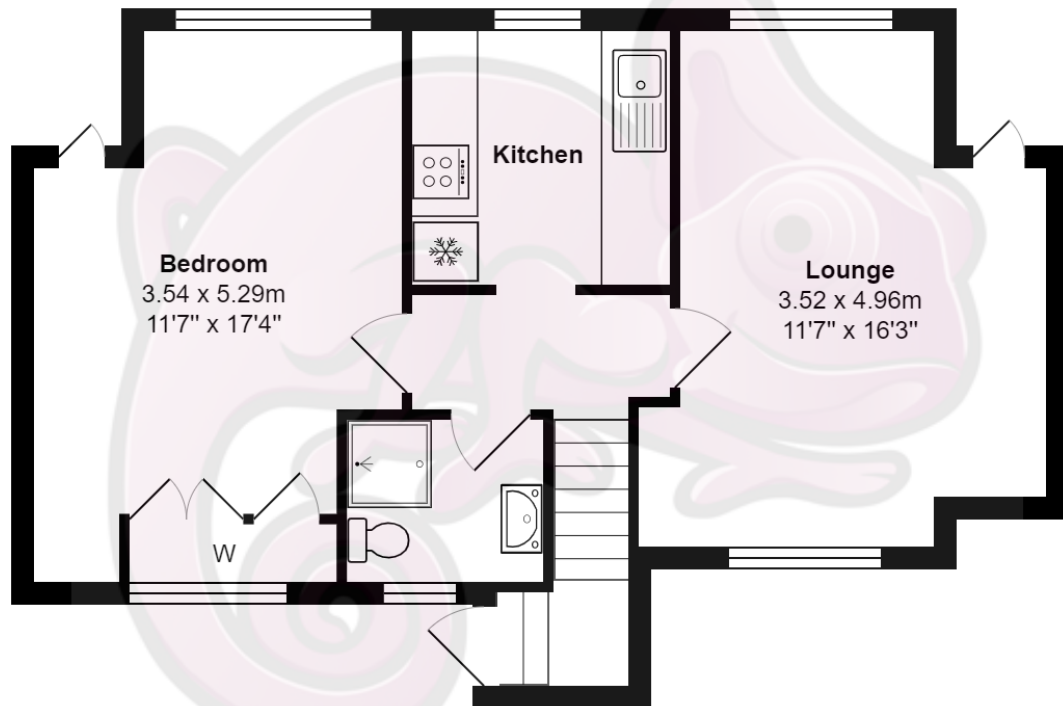
This could be an excellent first time buy, a popular buy to let or as it has been used in the past a very successful holiday let due to the fantastic position and great location.



Vendor Comments

This has been an excellent flat and is in a very nice quiet part of the town and yet so handy for all the amenities.

115a East Clyde Street



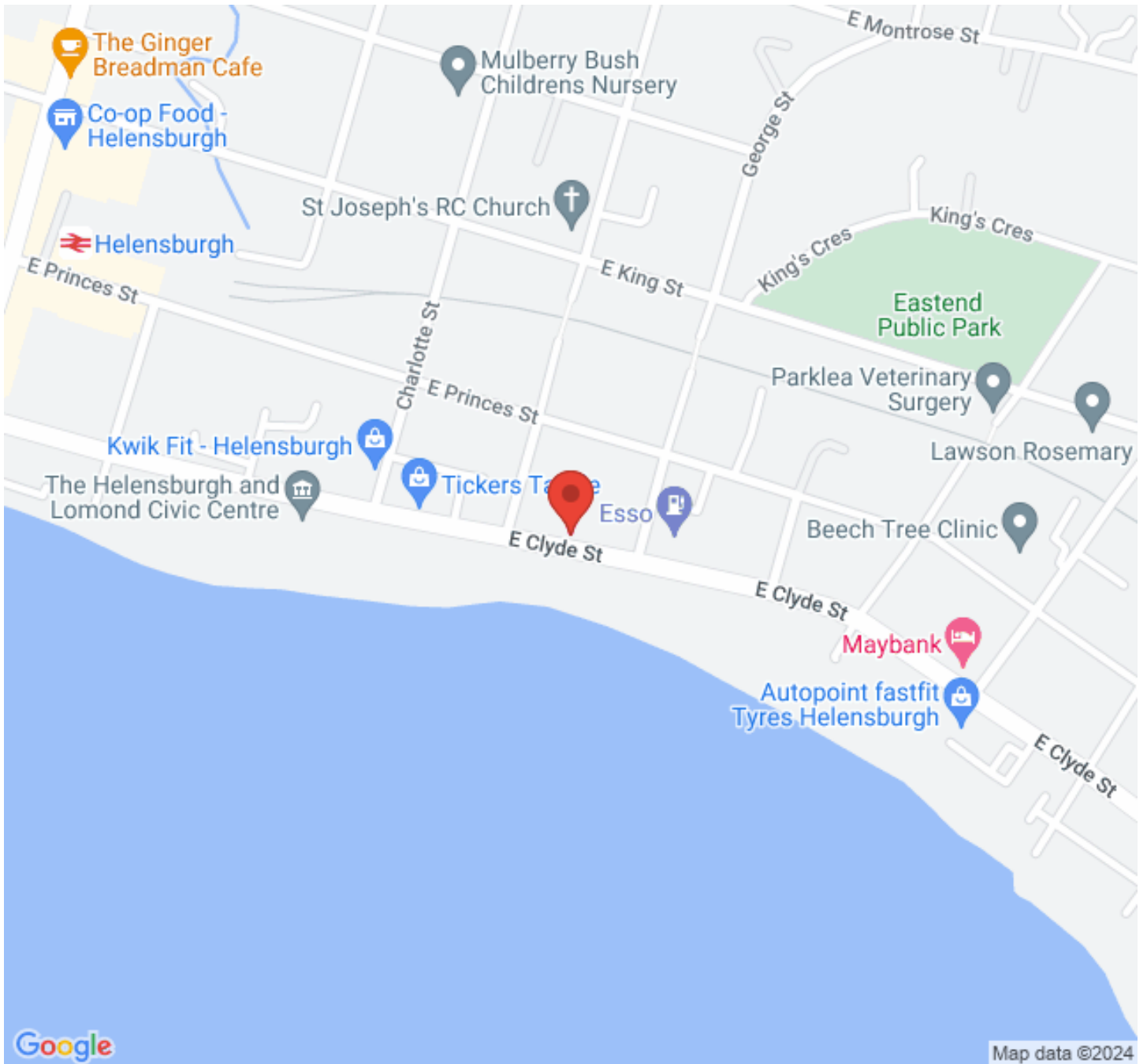
Total Area: 48.2 m² ... 519 ft²

All measurements are approximate and for display purposes only

Location

The property is situated within close proximity of the Town Centre where a wide array of shops and amenities are to be found. Excellent public transport facilities - bus and rail services offer ease of passage to Glasgow's City Centre and beyond and, indeed, Argyll and Bute has some of the most breath-taking scenery which can be found accessed via some of the best driving roads in Scotland.





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