



East King Street
Helensburgh
G84 7QQ

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Fixed Price £135,000

This impressive End Terrace Cottage is in good order throughout, has bright spacious apartments and is situated in a very central location.



LANDLORD PURCHASE ONLY

We have been instructed by our client to market this particular property on the basis it will only be sold to another landlord with the current tenant remaining in the property.

The subject comprise a Traditional End Terrace Cottage which was traditionally constructed c. 1900 and has a render exterior beneath a pitched, natural slate roof with large dormers to both the front and rear. There is an extended area to the rear of the cottage which features further slated roof area with large loft space and velux window.



There is a rear access door which leads to the utility room and this back pathway is an area to store bins.

Internally the property is in good order throughout and has an individual layout of apartments and plenty of space as the overall accommodation extends to over 1000 sq ft which makes this a comfortable sized family home.



**Home Report Valuation
£135,000**

www.packdetails.com

Council Tax Band C

EPC Rating D



The current accommodation comprises large reception hallway with door leading to a further bright rear hallway with stairs in this area leading to the upper level.

Large lounge area with picture window to the front, ample space for furniture and dining space if required and good decoration.



The kitchen is an excellent size and has a range of modern storage units with plenty space for a good sized breakfasting table if required. Integrated hob and oven, stainless steel sink and drainer and plenty of worktop surface area.

At the rear of the property is a good sized utility room with worktop area, plumbing for washing machine, window to the side and just outside this area there is a hatch which leads to an excellent loft space and this was seemingly used as an office, is floored and lined and has a velux window.

Downstairs double bedroom with window to rear, self coloured carpet and space for large bedroom furniture.



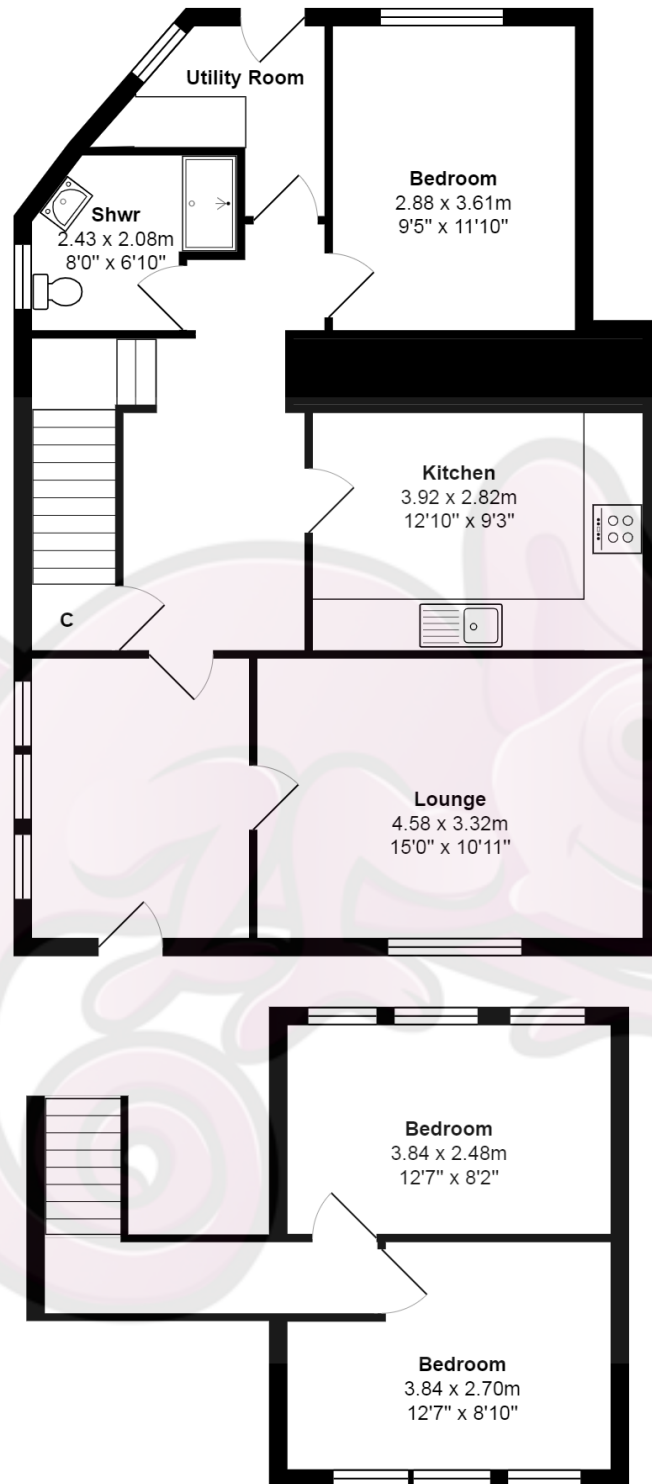
Also downstairs is a really nice modern shower room comprising large double shower stall, wall mounted w.c.. and a low level w.c. Window to the side and lovely wall and floor tiling.

On the upper level a really nice bridged leading leads to two double bedrooms which both have dormers , one facing front and one to the rear.

The property further benefits from gas central heating, double glazing and has all carpets included.

Vendor Comments

This is a great place to live as is so handy for all the amenities. The house is also nice and warm as gets a lot of light in all year round



Total Area: 97.8 m² ... 1053 ft²

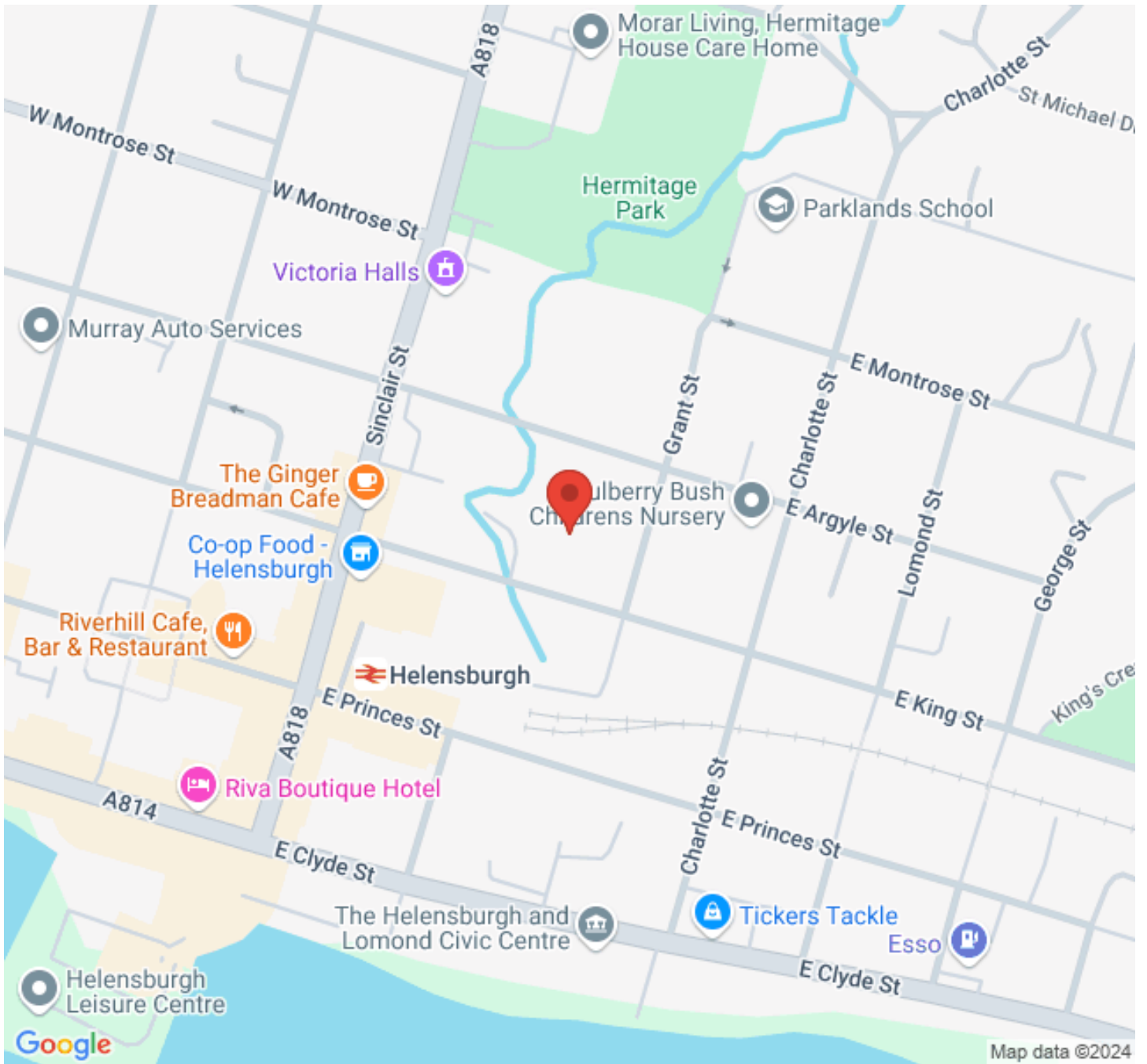
All measurements are approximate and for display purposes only

Location

Helensburgh is an affluent town with wide elegant tree-lined streets, long promenade and attractive parks and gardens.

The town enjoys an eclectic mix of small exclusive retail outlets as well as large supermarket and chain stores to ensure an enviable quality and lifestyle. There are regular public transport links and Glasgow's international airport is a relatively short car journey away. Schooling can be found locally at all levels. Excellent vibrant nightlife with bars, restaurants and sporting venues.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

