






John Street
Helensburgh
G84 8XL

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Offers Over £85,000

A very well presented and rarely available Main Door Flat situated in a great location close to all amenities.

The apartment is situated in a purpose built block and has its own private main door entrance in addition to the usual entry via a security controlled communal entrance.

The building itself is traditionally built with a render exterior beneath a natural slate roof and has good size communal gardens to the rear.

This particular property has been successfully used as a private holiday let for many years and with the apartment currently rated for business use means this could be an easy purchase for someone looking for an ongoing business opportunity.

The full accommodation comprises wooden front door opening to vestibule with further door to the main hallway.

The hallway is well presented with fresh decoration, quality wooden flooring and at the far end a large walk in utility cupboard which is plumbed for washing machine. There is also a further door which opens into the communal close.



Home Report Valuation
£87,000

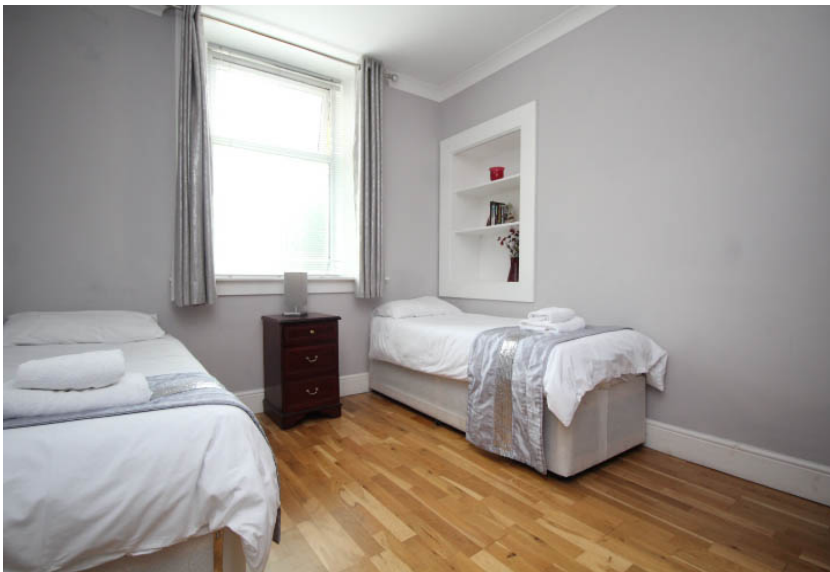
www.packdetails.com

Council Tax Band

EPC Rating D



The lounge/dining room has windows to the front, space for table, fresh decoration and a storage cupboard housing the central heating boiler. At the far side of this room in a recess area is a very well fitted kitchen which has a range of floor and wall units with integrated hob, oven and hood, stainless steel sink and contrasting worktop surface area with splashback.



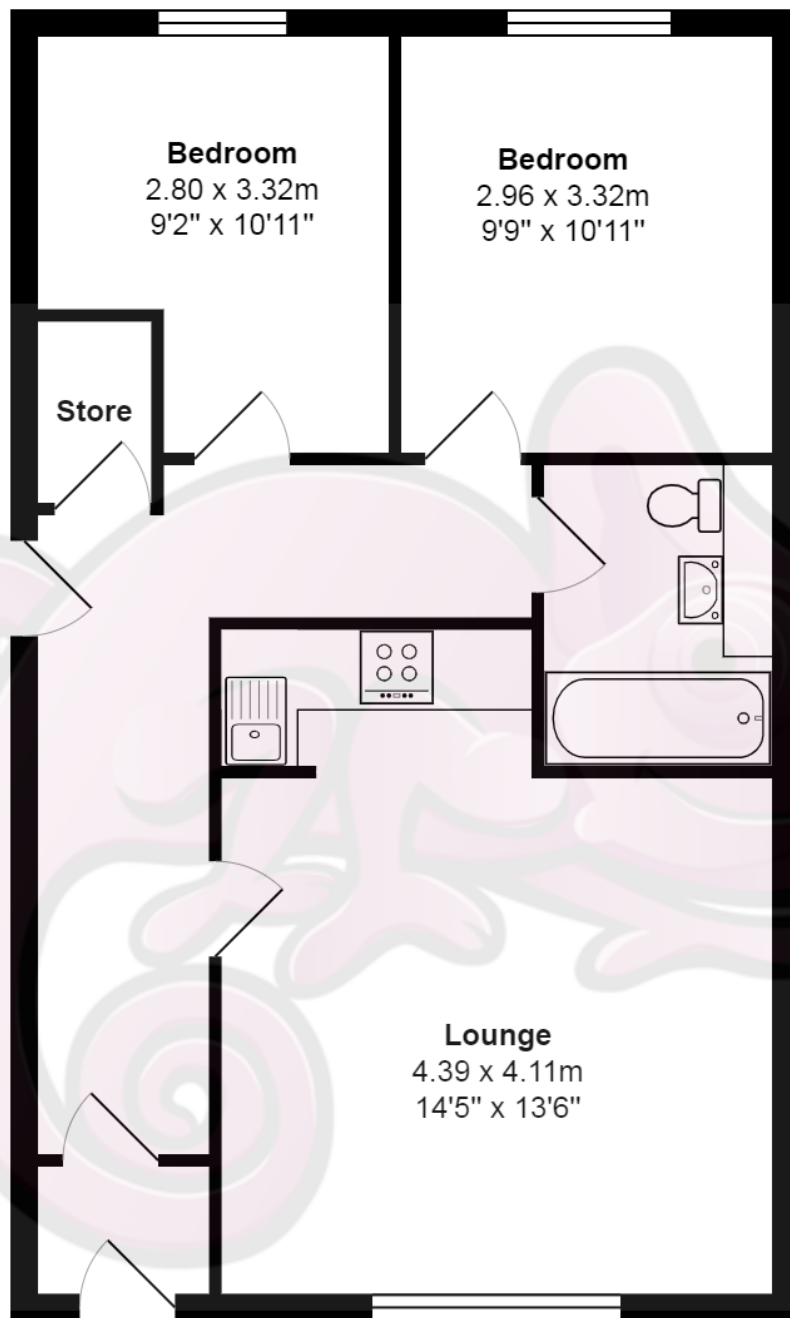
There are two good sized bedrooms to the rear and a bathroom with modern suite comprising panelled bath with mains shower and curtain rail, wash hand basin and w.c.

The property further benefits from gas central heating, secure entry and double glazed windows.



Vendor Comments

Such a great location as so close to town centre and yet a quiet spot away from the main shops and restaurants.



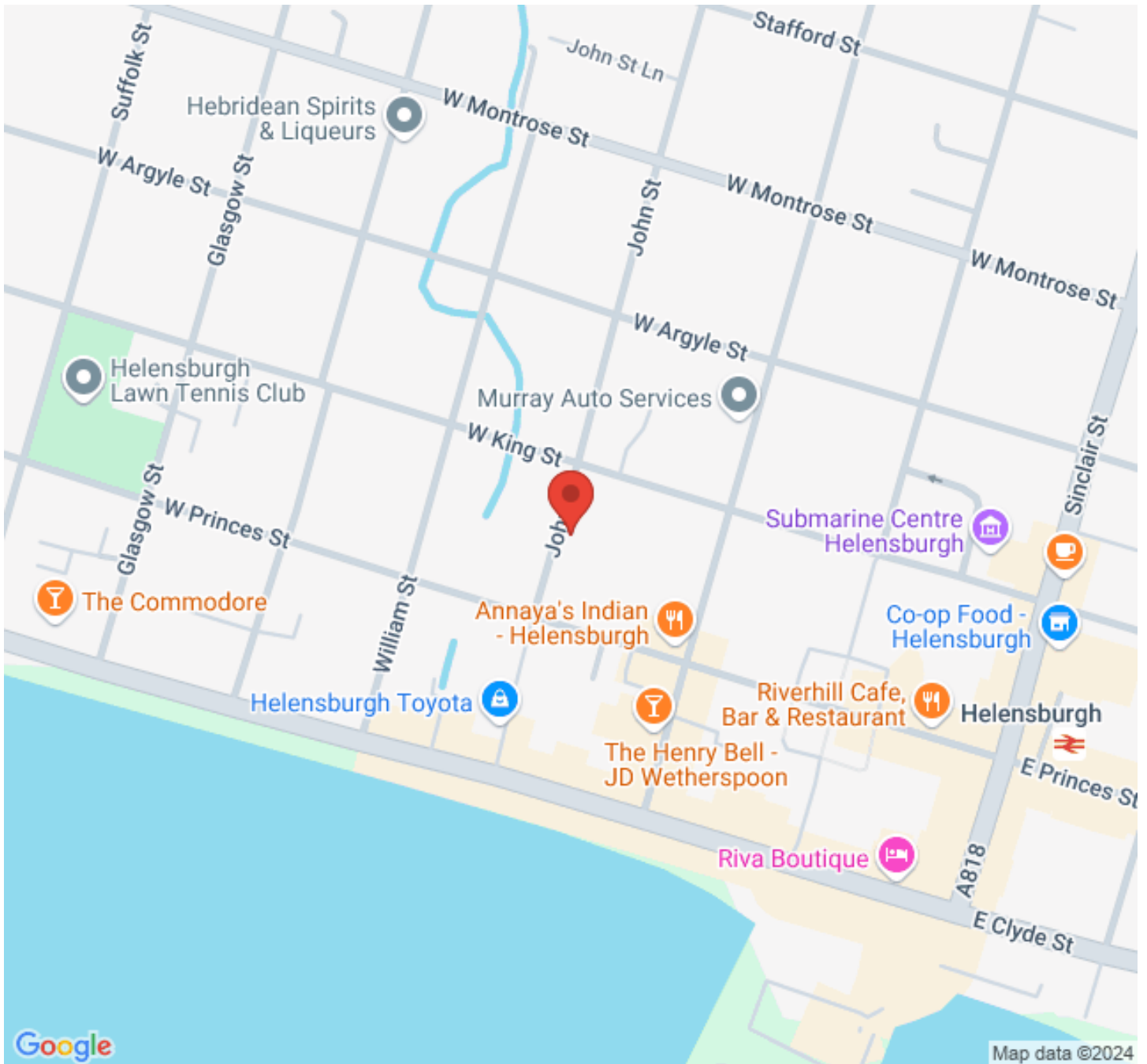
Total Area: 58.8 m² ... 633 ft²

All measurements are approximate and for display purposes only

Location

The location of the flat is fantastic and only a short stroll from the centre of Helensburgh with the attractive Colquhoun Square providing a good selection of shops and eating places. Just further on is the picturesque promenade with lovely views across the Firth of Clyde and Helensburgh itself provides a wide selection of shops, supermarkets, bars, restaurants and train stations with services to Glasgow and Edinburgh.





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