



East Clyde Street  
Helensburgh  
G84 7AG

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**Fixed Price £235,000**

This spacious Upper Conversion is situated in an established residential area and has some really nice views from the front with aspects onto the Clyde Estuary.

The property has accommodation on one level and is entered via a staircase at the rear to the main door which opens to a lovely reception hallway.

The building itself has a painted smooth render exterior beneath a pitched natural slate roof which was renewed within the last few years and has a fixed stair from the hallway which provides access to a full width undeveloped loft space.

At the side of the property is a driveway with gated access and this leads to a good sized single garage with pitched roof and courtesy door to the side. The remainder of the garden area is lawned and has communal drying area and a slabbed pathway at the side leading to the rear stair access.



**Home Report Valuation  
£240,000**

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Council Tax Band D

EPC Rating C





Internally the accommodation comprises hallway with two storage cupboards and a door opening to the stair leading to the loft.

The lounge has twin aspects with both windows providing an open outlook with partial river view. A particular feature of this room is the focal point fireplace with built in wood burner.



There are two double bedrooms, both of which have plenty room for large free standing units if required. The third bedroom is facing front and is a good sized single room.

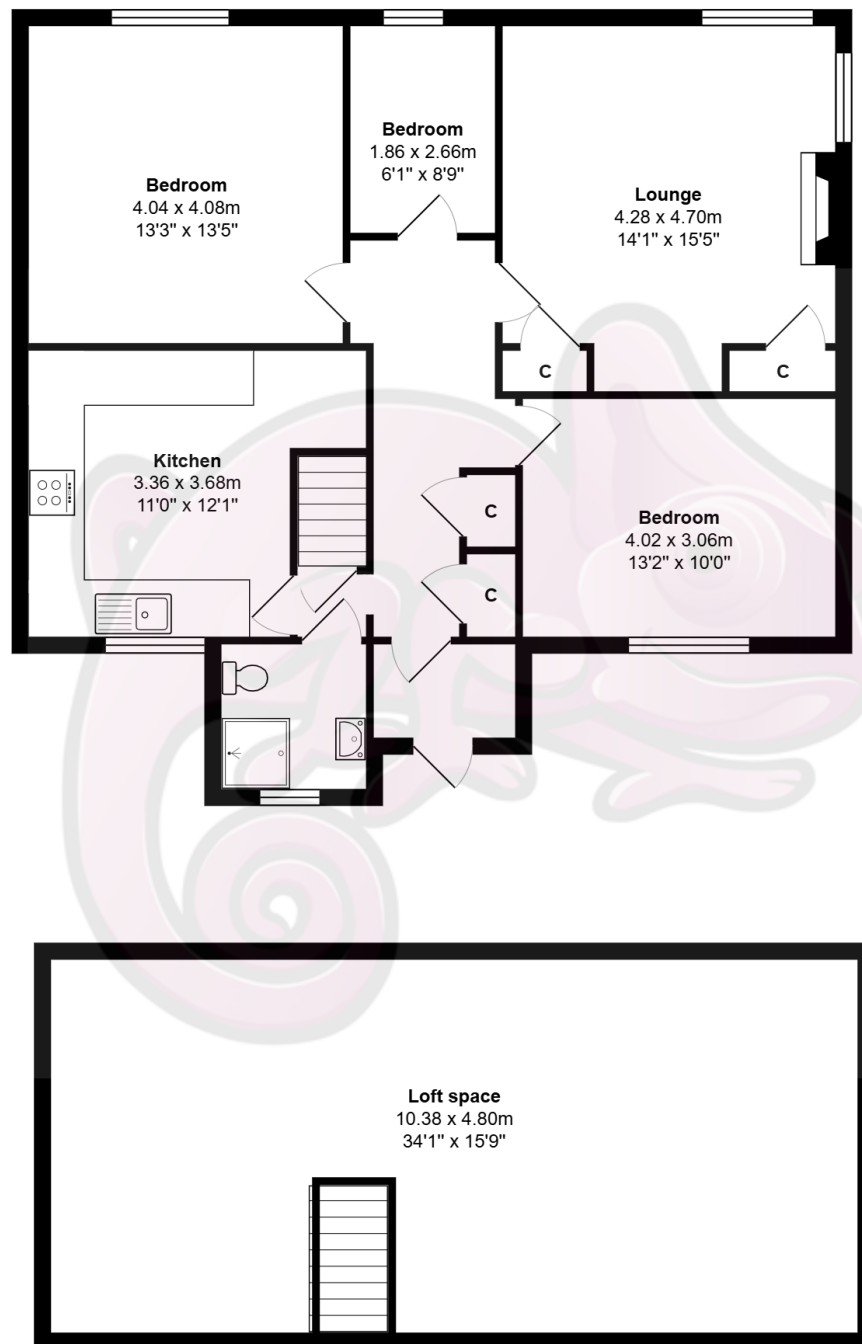
Modern shower room comprising corner shower enclosure, wash hand basin and a low level w.c.

The property further benefits from gas central heating, double glazing and offers great potential for the successful buyer.



## Vendor Comments

*This is a great location as is far enough away from the town to make it feel very residential and yet all amenities can be reached within a very short walk giving the best of both worlds.*



Total Area: 137.6 m<sup>2</sup> ... 1481 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The house is located in a well established and popular area, on the east side of town and only a short level walk from the centre of the town. The town also provides great leisure facilities, many outdoor spaces and parks, great sailing on the Clyde and the Gare Loch, a golf club, bowling and tennis clubs and other facilities. Glasgow is within easy commuting distance as is the International Airport and the iconic shores of Loch Lomond are just a ten minute drive away.





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