



John Street  
Helensburgh  
G84 8BA

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## Offers Over £105,000

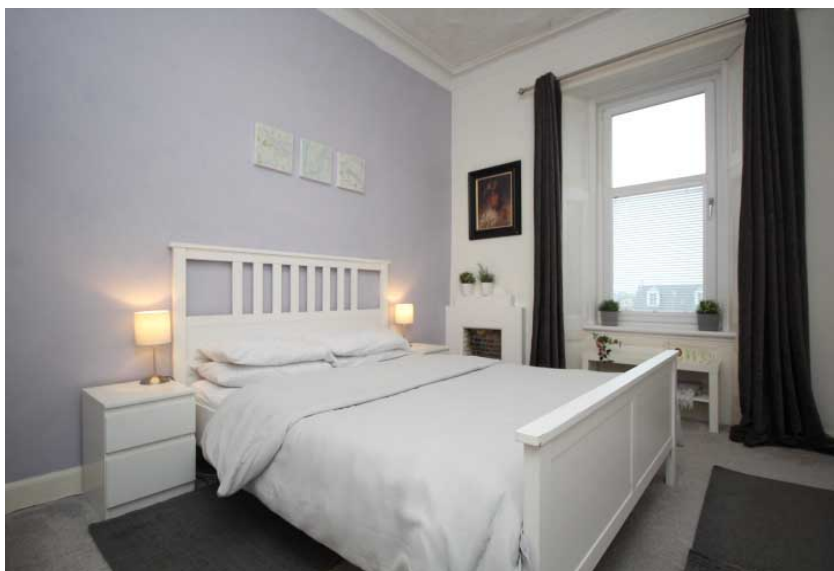
This impressive Top (2nd) Floor Flat is situated in blonde sandstone building in a great location close to the town centre and yet away from all the main shops and noise.

Main front door opens to a well maintained close with stairs to each level. At the rear the communal gardens are lawned with drying poles and brick built bin stores.

The property is in superb condition throughout with a fresh, bright and modern interior and has been used successfully as a very popular Airbnb with figures generated averaging c. 2500 per month over the last few years.

Internally the accommodation comprises square entrance hallway with a walk in storage cupboard to one side and access to each of the main rooms via original stripped wooden doors. The hall is big enough and is used as a dining hall with a central table.

Main lounge/living room which is a lovely space and has a focal point fireplace with integrated wood burner. Double glazed windows to the front which, when open, do provide a view over the Clyde Estuary.



Home Report Valuation  
£110,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band C

EPC Rating C



Modern kitchen with range of units along two walls with an integrated hob, oven and hood, plumbing for washing machine and space under the counter for fridge freezer. Ample worktop surface area and attractive white tiling.

There are two double bedrooms each with double glazed windows and both with ample space for free standing storage units and additional furniture as required.



The bathroom is really nice and is on different levels which results in the benefit of having a sunken bath area at the far end. At the bathroom entrance is an attractive sink in vanity unit with an adjacent w.c.. and then steps to the bath which has a wall mounted shower and glass screen. Window to the rear and heated towel rail.

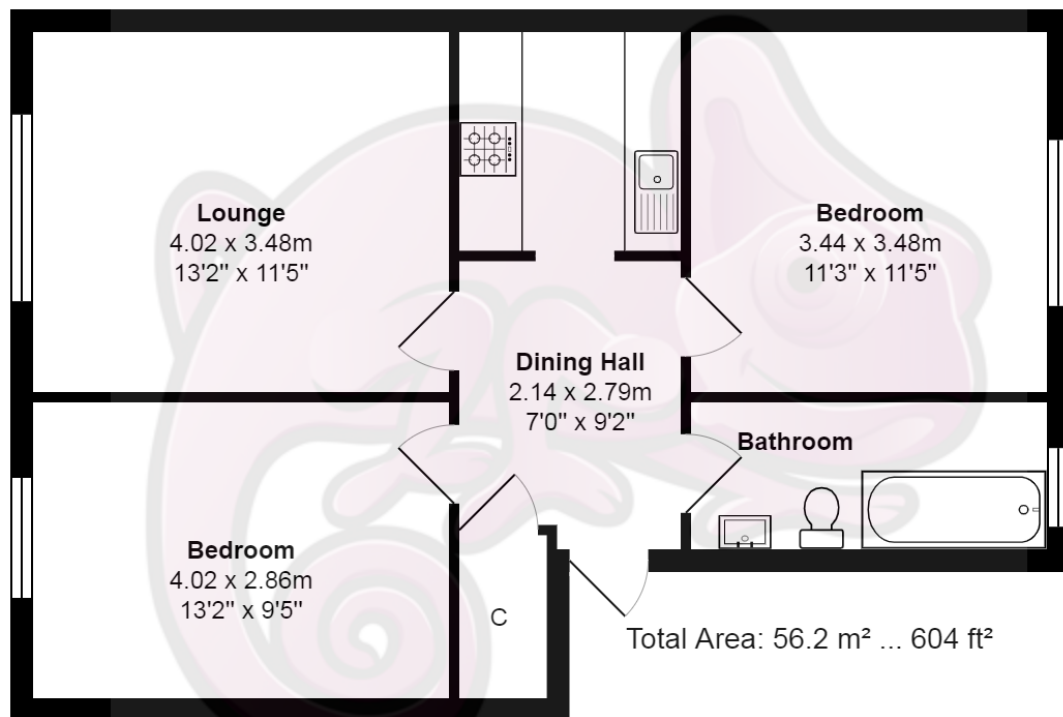
The property is heated with a modern hive connected modern central heating system.



## Vendor Comments

*The flat is in a really popular location. We have enjoyed running it as a very successfully airbnb which is something that could be continued for the new buyer if looking for an investment.*



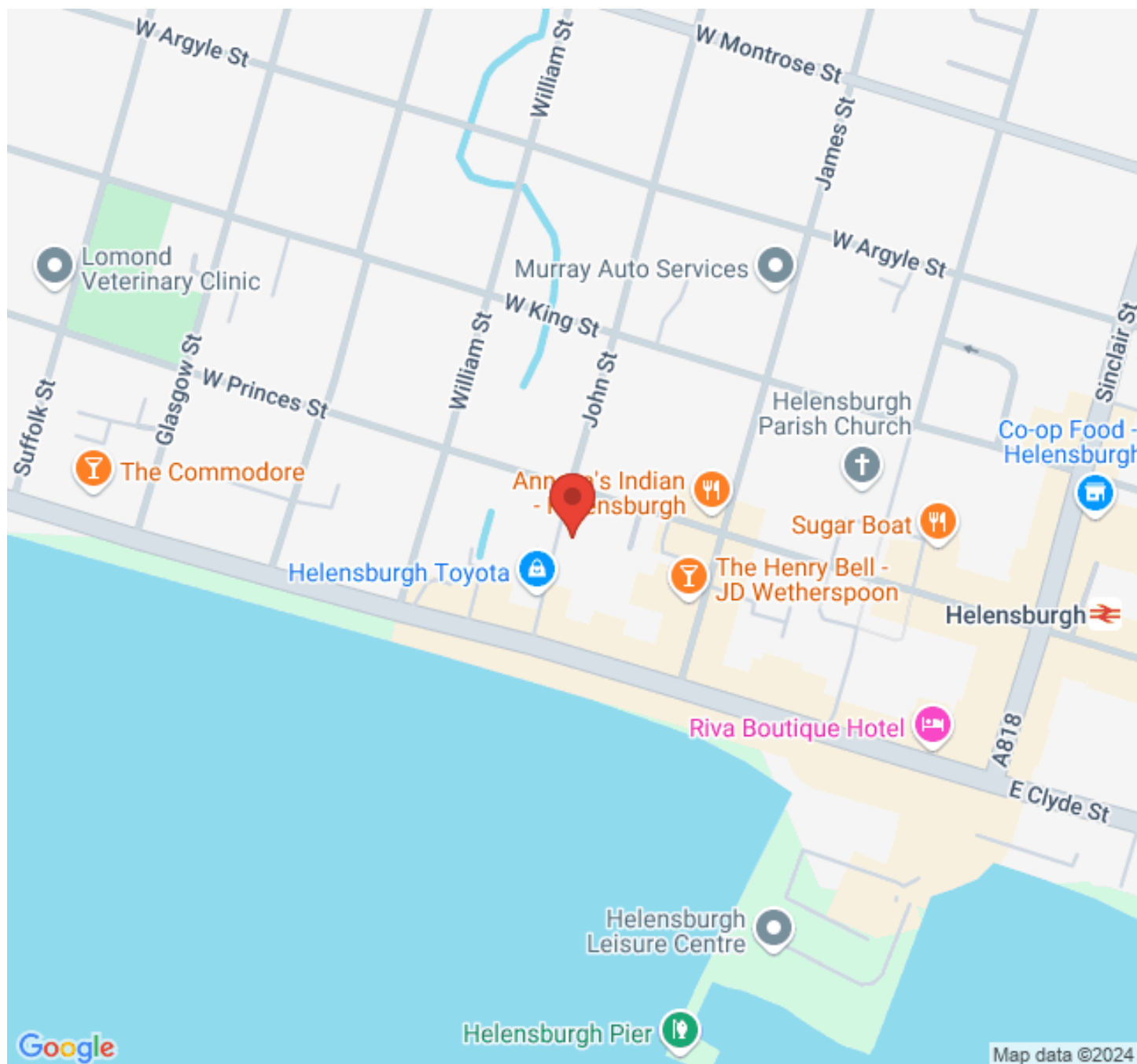


All measurements are approximate and for display purposes only

## Location

John Street sits just West of the town centre, allowing easy access by foot to all of Helensburgh's wonderful local amenities and promenade. Helensburgh central train station is around a five-minute walk and offers regular services to Glasgow, Edinburgh and beyond.





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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.

