



Colquhoun Square
Helensburgh
G84 8AD

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Offers Over £105,000

This impressive top floor flat has been recently decorated and upgraded and is situated in a most central location in the heart of Helensburgh.

This particular building is one of the few in the area to benefit from lift access and therefore the top floor location is of huge benefit as it affords lovely views at the rear over the Clyde Estuary.

Entrance to the property is via Colquhoun Square and opens to a communal reception hallway with stairs to all levels and lift at the far side. There is also a rear access door which provides an opening to the parking areas and garages.

There is a single garage with this property, which is the second one down and has an up and over door.

The building itself is finished with low maintenance facing brick and this particular property has double glazed timber framed Velux windows providing impressive outlooks.

The accommodation comprises front door opening to inner hallway with further door which opens into a large entrance hall with useful storage cupboard to one side.



Home Report Valuation £110,000

www.packdetails.com

Council Tax Band D

EPC Rating C



The main lounge/living room is an excellent size and has windows at the rear and there also has ample space for furniture and could also house a dining table if required.



The kitchen is brand-new and has attractive floor and wall storage units with integrated hob oven and hood, space for under counter fridge and has washing machine. Modern L shaped worktop surface area incorporating a stainless steel sink which is cleverly positioned to take advantage of the lovely open views. This kitchen also has enough room for a drop leaf breakfasting table.

The double bedroom is an exceptional size, has window to the rear and built in wardrobes with sliding mirror doors. Adjacent to the wardrobe is a further cupboard which opens to the central heating system.

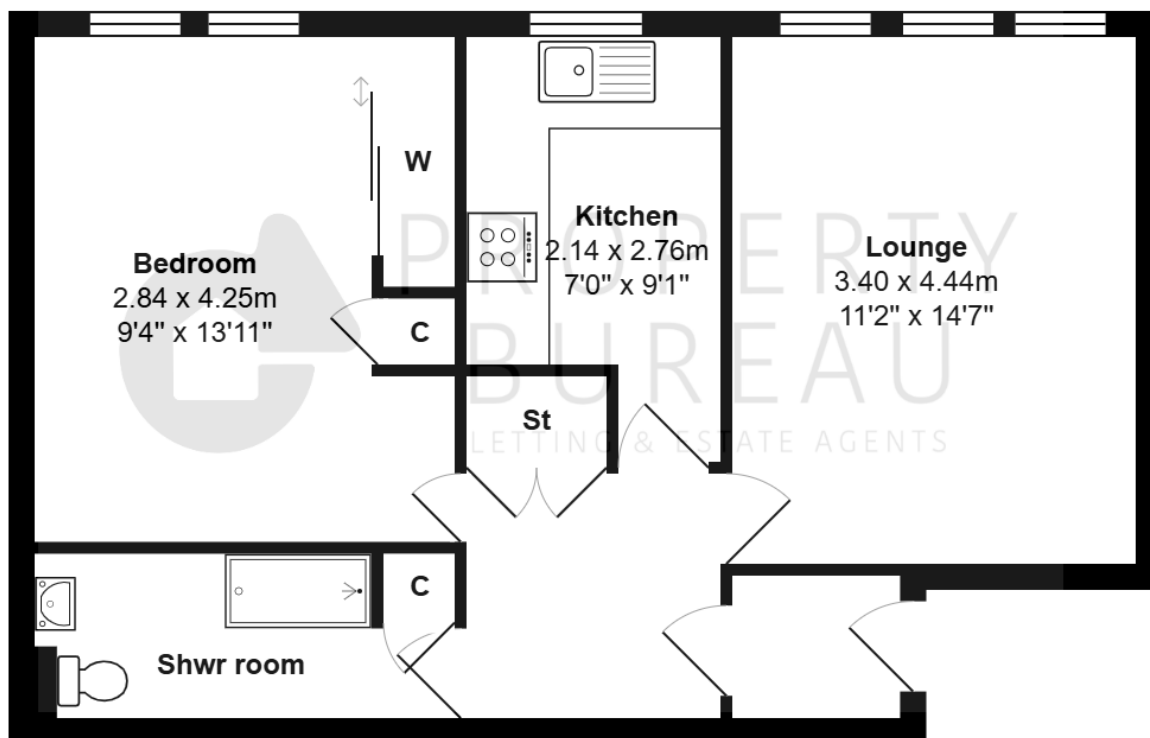
The shower room is an excellent size, is fully tiled and has large double shower enclosure with electric shower, wash and basin and a WC.



The property further benefits from security controlled entry, brand-new carpets, quality flooring in the kitchen and shower room and fresh decoration throughout.

Vendor Comments

A lovely flat in such a great setting in the middle of Helensburgh and wiht the new kitchen and new carpets it will be a great home for the next buyer.



Total Area: 50.7 m² ... 546 ft²

All measurements are approximate and for display purposes only

Location

Colquhoun Square is in the heart of Helensburgh right in the middle of the pedestrian area. It is therefore accessible for all the local shops restaurants and bars and only a few hundred yards from the train station. The seafront is only a short walk away and from here there are further excellent amenities.





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Glasgow Stirling **Helensburgh** Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

enquiries@propertybureau.co.uk
01436 674537

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