



**McArthur  
Stanton**  
Letting & Estate Agents

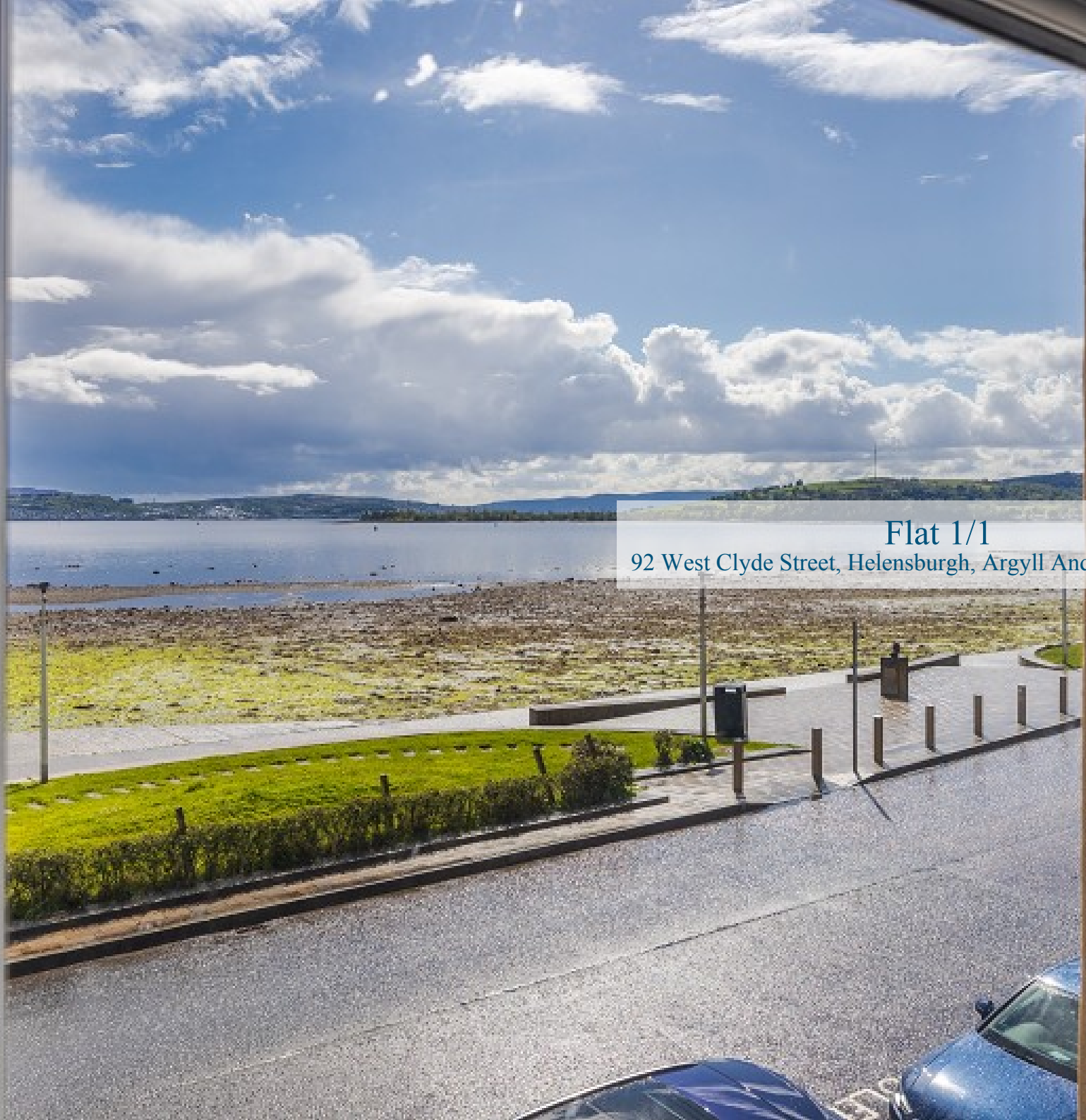
Flat 1/1

92 West Clyde Street, Helensburgh, Argyll And Bute. G84 8BB

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Located on Helensburgh's magnificent promenade, Flat 1/1, 92 West Clyde Street is an outstanding two-bedroom flat positioned on the first floor of a refurbished sandstone tenement building offering outstanding views over the Firth of Clyde and Rosneath Peninsula.

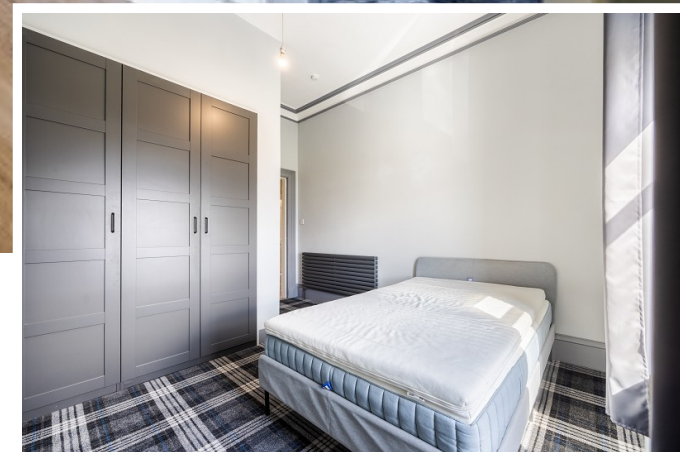
Internally the flat has been refurbished to a high standard and offers immaculate accommodation of around 820 Square feet. On entering there is a vast entrance hallway which has ample space for a dining area if required. The lounge is south facing and enjoys the spectacular views over the water and promenade. The kitchen is to the rear of the flat and is fitted with modern units and worktops. The kitchen has a full range of integral appliances including a dishwasher and is home to the combi-boiler. The flat has two well-proportioned double bedrooms the main having the advantage of built-in wardrobes and there is a luxuriously appointed shower room with large walk-in enclosure, contemporary tiling and heated towel. The flat has double glazed windows, gas central heating with upgraded radiators and lovely original features including detailed ceiling roses.

The building itself is well-maintained and underwent a huge refurbishment around fifteen years ago. There is a professional factor in place for general maintenance which includes common buildings insurance. The location of the flat is ideal with all of Helensburgh's fabulous amenities on the door step.

EPC Band C  
Council Tax Band C



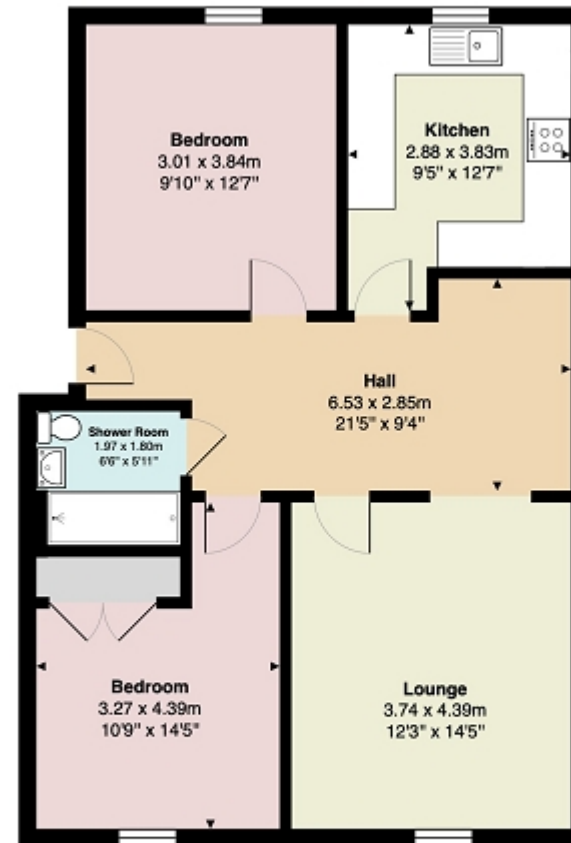
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## Measurements

Hallway	21' 05" Max x 9' 04" Max or 6.53m Max x 2.84m Max
Lounge	14' 05" x 12' 03" or 4.39m x 3.73m
Kitchen	12' 07" Max x 9' 05" Max or 3.84m Max x 2.87m Max
Bedroom 1	14' 05" Max x 10' 09" Max or 4.39m Max x 3.28m Max
Bedroom 2	12' 07" x 9' 10" or 3.84m x 3.00m
Shower Room	6' 06" Max x 5' 11" Max or 1.98m Max x 1.80m Max



Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by May 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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