



PROPERTY
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Lomond Street
Helensburgh
G84 7PW

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Offers Over £82,000

This ideal 2nd (top) floor flat is situated with a traditional sandstone building on a quiet corner of Lomond Street and East Princes Street and benefits from a sea view from the lounge window.

The building itself has a painted front exterior beneath a pitched, natural slate roof featuring pitched dormers. Access is at the rear of the building via characterful spiral stair within an original tower which also provides a lovely backdrop from the beautifully maintained rear garden.

The garden area is communal and comprises a large lawn, stocked borders, drying area and storage sheds. The gardens run through a few of the adjacent properties which provides a lovely open space.

Internally the apartment has a modern interior and would make an ideal first time buy, a perfect holiday home. We have also been managing agent for this property over many years and it is a perfect buy to let proposition with the last rental generating almost 10% yield.



Home Report Valuation
£85,000

www.onesurvey.org

Council Tax Band B

EPC Rating D



The accommodation comprises lockable storm door on the landing (which provide access to this and the adjacent flat), entrance hall with storage cupboard, impressive main lounge/living room with focal point fireplace and dual aspect windows with the front window offering a partial sea view.

The kitchen is a great size and has space at the far side for a large dining/breakfasting table. There are ample modern floor and wall storage units with integrated electric hob and oven, integrated fridge and freezer and an integrated washing machine, worktop surface area and a window to the rear. The Double bedroom has a double glazed window also facing front and space for free standing wardrobe.



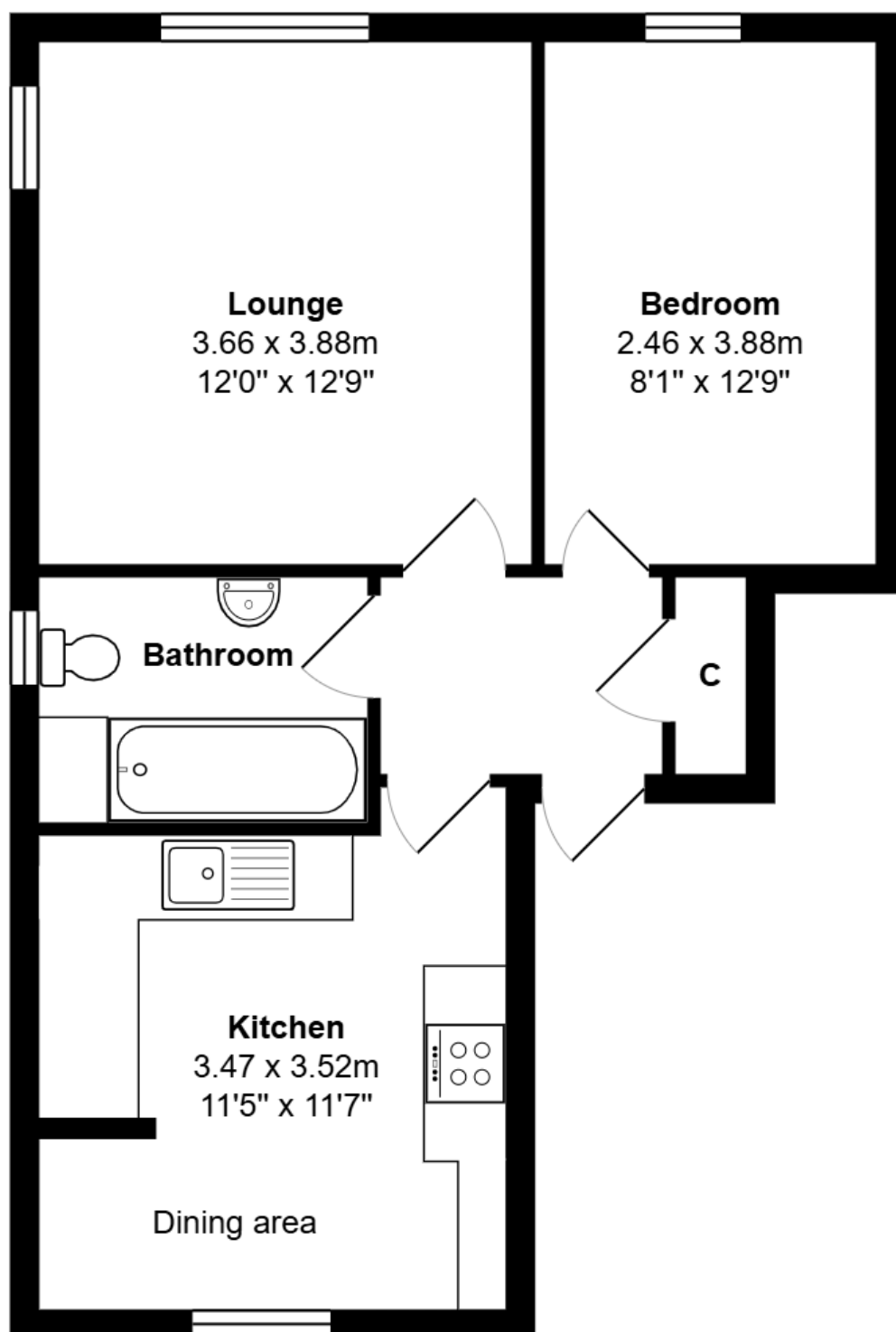
The partially tiled bathroom has a white three piece suite comprising panelled bath with electric shower and curtain, pedestal wash hand basin and a low level w.c. Window to the side.

The property further benefits from gas central heating and double glazing.



Vendor Comments

This has been a great flat to live in. It's such a quiet location and yet so handy for all the amenities including the train station.



Total Area: 46.1 m² ... 497 ft²

Location

Located on the east side of town and only a short level walk from the centre of the town, where there are a number of shops along with supermarkets, bars, restaurants and cafes and with Helensburgh Central train station providing services to Glasgow, Edinburgh and beyond.





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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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