



**McArthur
Stanton**
Letting & Estate Agents

Flat 7

72 East Clyde Street, Helensburgh, Argyll And Bute. G84 7PG

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Built in 2001, Ardmore View is a small intimate development located on East Clyde Street, Helensburgh. The development has arguably some of the finest views Helensburgh has to offer being positioned directly on the shore line and has the rare advantage of a private carpark.

Perched on the top floor of the development (3rd floor) the views from the private balcony over the Firth of Clyde are absolutely astonishing. Directly in front you can spot Greenock and Port Glasgow, to the right the Rosneath Peninsula and to the left as the developments name would suggest Ardmore Point.

The apartment itself is bright and airy, offering around 765 square feet of internal accommodation with the addition of a small south facing balcony accessed form the lounge. On entering there is a welcoming hallway which has a large store cupboard. The lounge is a great size and has ample space for a dining table and chairs and a door leading to the kitchen which is fitted with modern units and worktops and has a range of integral appliances. The apartment has two great-sized bedrooms, both with built-in wardrobes and views north over Helensburgh with the main also having En-suite facilities. Completing the internal accommodation is a modern family bathroom. The apartment is double glazed and has gas central heating with the boiler having just been replaced.

Externally the development has the advantage of a private car park, a rare find so close to the town centre with each property having an allocated space. The development is maintained by a professional factoring company which includes organising the buildings communal insurance.

EPC Band C
Council Tax Band D



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Measurements

Hallway	14' 04" Max x 6' 02" Max or 4.37m Max x 1.88m Max
Lounge	17' 10" Max x 13' 02" Max or 5.44m Max x 4.01m Max
Kitchen	11' 11" x 7' 0" or 3.63m x 2.13m
Bedroom 1	13' 0" Max x 9' 08" Max or 3.96m Max x 2.95m Max
En Suite	6' 10" Max x 6' 05" Max or 2.08m Max x 1.96m Max
Bedroom 2	12' 0" Max x 11' 05" Max or 3.66m Max x 3.48m Max
Bathroom	6' 10" x 6' 04" or 2.08m x 1.93m



Contact our office for further details



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 April 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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