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Normanhurst, West King Street  
Helensburgh  
G84 8DH

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# Offers Over £145,000

A spacious and well presented two bedroom top (2nd) floor flat situated in a purpose built development in a quiet corner of Helensburgh.

This particular flat is situated at the far end of Normanhurst Court away from the main road and therefore has a really nice outlook onto mature trees and the surrounding landscaped gardens.

At the front of development there is private parking with this particular flat having its own parking space at the rear of the building. The remainder of the front comprises really nice landscaped areas consisting of mature shrubs, well stocked plants and flowering borders with a neat enclosed bin store and paved access to the security controlled entrance doors.

The building itself is finished with two tone facing brick beneath a hipped concrete tile roof and this particular apartment benefits from quality double glazing and gas fired central heating.

The security controlled front door opens to a nicely presented communal entrance with stairs leading to all levels.



## Home Report Valuation £150,000



On entering the apartment there is a good size reception hallway with doors providing access to all apartments. Large main lounge/living room which has ample space at the far side for the dining table and at the front has French doors opening to a Juliet balcony which has a really nice private outlook.



The kitchen is breakfasting size and is finished with original oak fronted floor and wall storage units with an integrated hob and oven in addition to a stainless steel sink which is at the far side with a picture window providing a nice outlook. There is under counter space for a washing machine and also ideal space for a fridge freezer. At the far side as a door opening to a large walk-in shelf pantry cupboard.

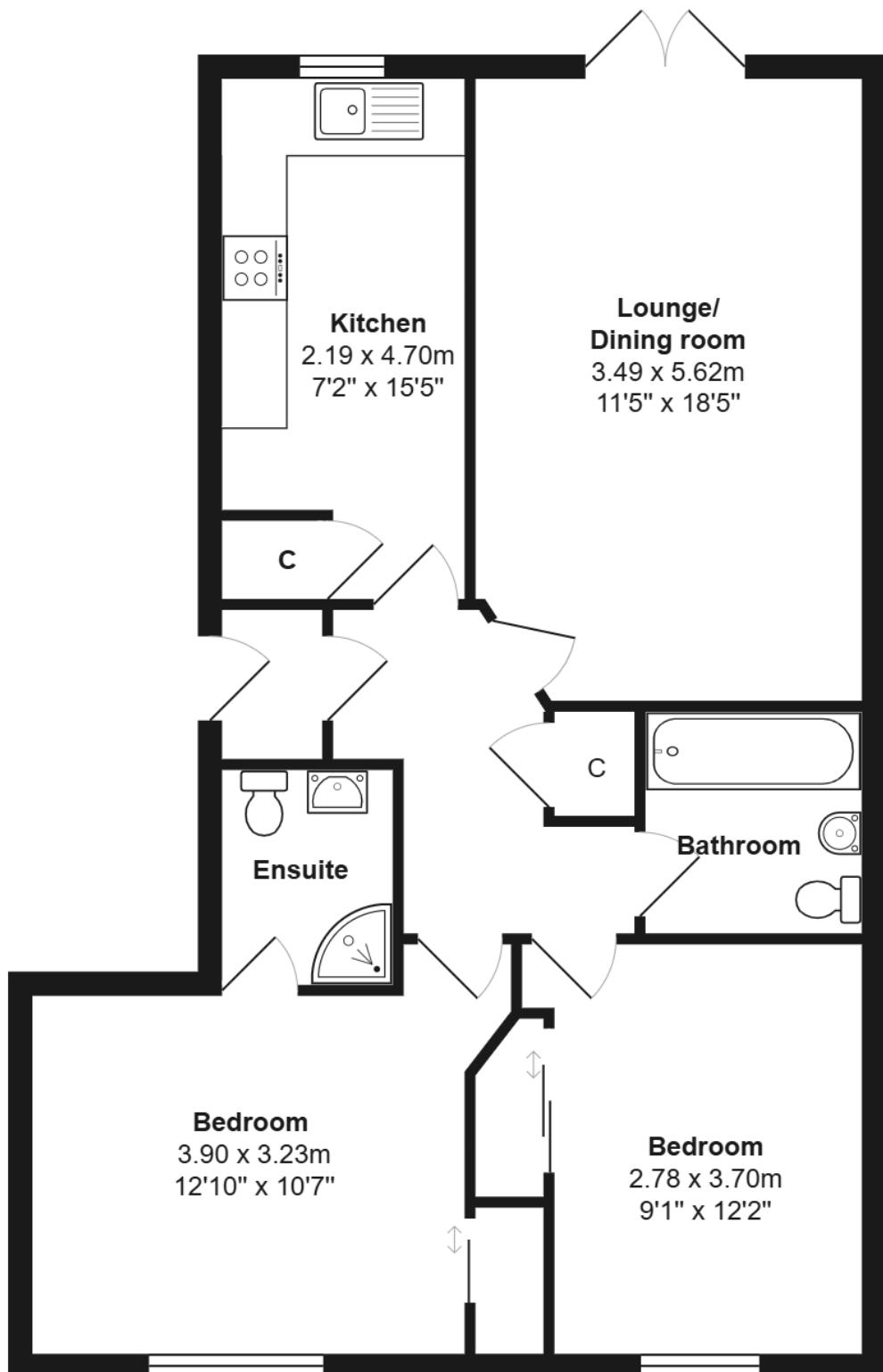
At the far side of the apartment there are two double bedrooms both with mirrored wardrobes and the master benefiting from an en suite shower room. The main bathroom has a modern three suite comprising panel bath wash handbasin and w.c.



The property further benefits from loft storage area, gas central heating and security controlled entry phone.

## Vendor Comments

*This has been an excellent flat as is so near the centre of town and yet a very quiet location. Particularly like the open views and great private parking space.*



Total Area: 72.1 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

There is a bus service running immediately outside the front door which leads into the town centre and also in the other direction around the peninsula towards Coulport. Helensburgh itself has excellent amenities with a great number of shops and supermarkets along with the Helensburgh Central train station with the direct services to Glasgow and Edinburgh. Locally there are excellent primary and secondary schooling.





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