



**McArthur  
Stanton**

Letting & Estate Agents

**Flat 4**

Campbell Court , 12 Campbell Street, Helensburgh, Argyll And Bute. G84 8BG

# Flat 4

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Located on the lower west side of Helensburgh, Campbell Court is a beautiful intimate development of only six apartments ideally located on Campbell Street which is a short walk to both Helensburgh's promenade and town centre.

Positioned on the first floor of the development, apartment 4 is bright and airy and enjoys partial views towards the Firth of Clyde. On entering there is a welcoming entrance hallway which has a useful store cupboard. Double glass doors lead to the lounge which has ample space for a small dining table and chairs if required. The kitchen is positioned to the rear of the property and is fitted with traditional style units and worktops. The kitchen has a selection of integral appliances and space for free-standing white-goods. The property has two spacious double bedrooms, the principle bedroom has handy built-in wardrobes and there is a modern re-fitted shower room. The apartment has double glazed windows throughout and gas central heating.

To the rear of the development is a private car park with each apartment having an allocated parking space. Campbell Court also has an active resident's association in place for general maintenance of the building and common buildings insurance.

Properties within the development rarely come to market and early viewing is advised.

EPC Band C  
Council Tax Band D



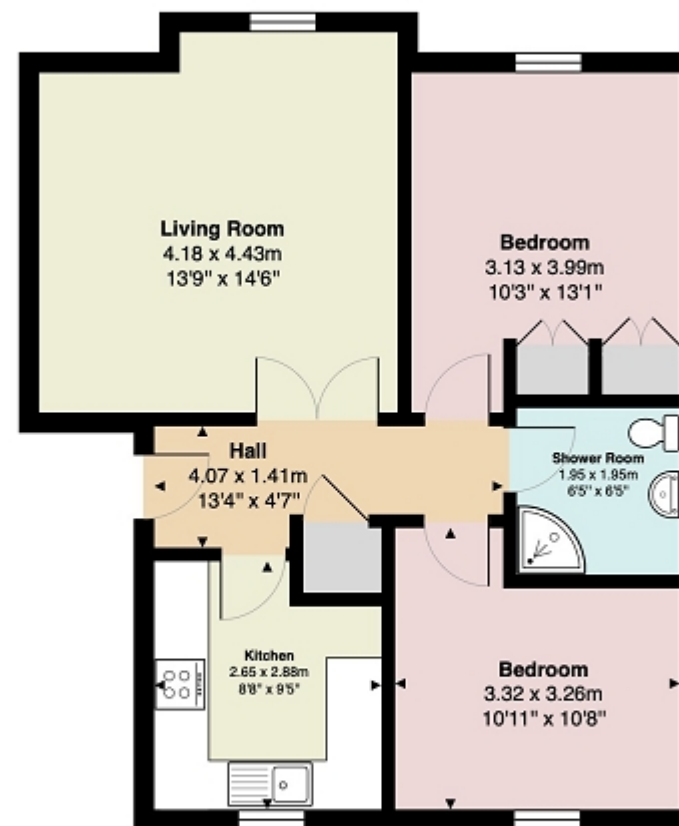
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## Measurements

Hallway	13' 04" Max x 4' 07" Max or 4.06m Max x 1.40m Max
Living Room	14' 06" Max x 13' 09" Max or 4.42m Max x 4.19m Max
Kitchen	9' 05" Max x 8' 08" Max or 2.87m Max x 2.64m Max
Bedroom 1	13' 01" Max x 10' 03" Max or 3.99m Max x 3.12m Max
Bedroom 2	10' 11" Max x 10' 08" Max or 3.33m Max x 3.25m Max
Shower Room	6' 05" x 6' 05" or 1.96m x 1.96m



All measurements are approximate and for display purposes only

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

Contact our office for further details



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