



**McArthur
Stanton**
Letting & Estate Agents

42

William Street, Helensburgh, Argyll And Bute. G84 8XX

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William Street has long been regarded as one of Helensburgh's most sought-after pockets, located on the lower west side of the town a short walk from the promenade and centre of Helensburgh.

Built in the late 1800's 42 William Street retains a wealth of period features including detailed cornicing, woodwork and gorgeous original floorboards in the public areas. Generous in size the property offers around 1,200 square feet of internal accommodation. On entering there is a welcoming vestibule and entrance hallway which has a large store cupboard and handy WC. The magnificent formal lounge has a beautiful bay window which faces west and enjoys the afternoon and evening sunshine. The lounge in particular has beautiful cornicing and an original press cupboard. To the rear of the ground floor is a large dining room with aspects over the private rear garden. A door from the dining room leads to the kitchen which is fitted with modern units and worktops and has a range of integral appliances and space for free-standing whitegoods. Adjoining the kitchen is a useful utility room which has a courtesy door accessing the garden. Completing the ground floor is the fourth bedroom which is double in size.

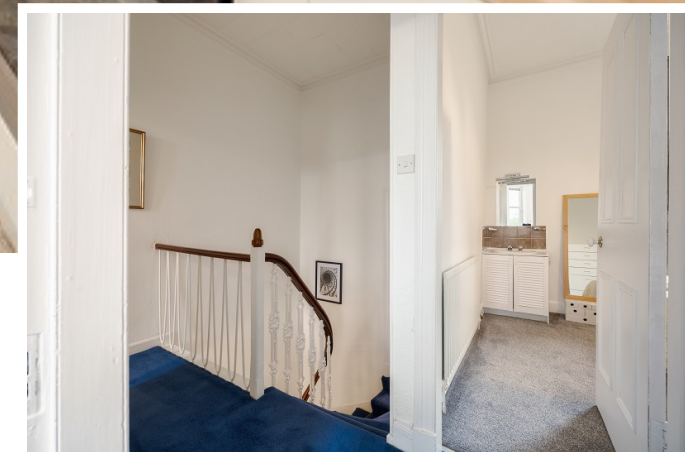
Upstairs the property has three further bedrooms. The main and second bedroom are double in size with the third being a large single, ideal for using as a home office if required. The shower room has been fully replaced with a modern suite and wet-wall for ease of maintenance. The property has double glazed windows and gas central heating with the boiler having been replaced in recent years.

Externally the property has a lovely private rear garden with on-street parking available directly outside to the front. The location of the property is ideal, being a stone's throw away from all of Helensburgh's fabulous amenities and train station.

EPC Band C
Council Tax Band E



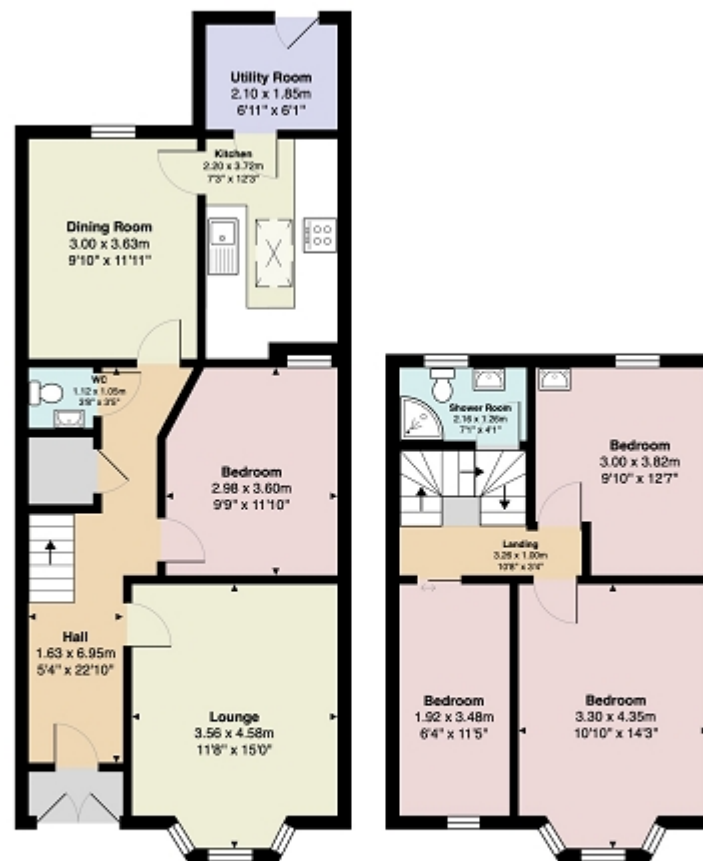
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Measurements

Hallway	22' 10" Max x 5' 04" Max or 6.96m Max x 1.63m Max
WC	3' 08" x 3' 05" or 1.12m x 1.04m
Lounge	15' 0" Max x 11' 08" Max or 4.57m Max x 3.56m Max
Dining Room	11' 11" x 9' 10" or 3.63m x 3.00m
Kitchen	12' 03" x 7' 03" or 3.73m x 2.21m
Utility Room	6' 11" x 6' 01" or 2.11m x 1.85m
Bedroom 4	11' 10" Max x 9' 09" Max or 3.61m Max x 2.97m Max
Landing	10' 08" x 3' 04" or 3.25m x 1.02m
Bedroom 1	14' 03" Max x 10' 10" Max or 4.34m Max x 3.30m Max
Bedroom 2	12' 07" Max x 9' 10" Max or 3.84m Max x 3.00m Max
Bedroom 3	11' 05" x 6' 04" or 3.48m x 1.93m
Shower Room	7' 01" x 4' 01" or 2.16m x 1.24m



Ground Floor

First Floor

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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