



**McArthur
Stanton**
Letting & Estate Agents

Flat 4

70 Colquhoun Street, Helensburgh, Argyll And Bute. G84 9JR

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Offering outstanding views over Helensburgh, the Firth of Clyde and on a clear day Goat Fell on the Isle of Arran, Flat 4, 70 Colquhoun Street is a magnificent first floor apartment contained within a luxury development converted around 2021.

Arguably enjoying one of the finest positions within the development, Flat 4 is positioned on the first floor of the refurbished traditional part of the development and offers fabulous far-reaching views from the lounge and principle bedroom.

Spanning over 1,000 square feet of internal accommodation the property is immaculate and decorated in neutral tones throughout. On entering there is a welcoming entrance hallway. The bay window lounge is spectacular at nearly twenty-five feet in length and has ample space for a dining area if required. The kitchen is fitted with modern units and worktops and has a range of integral appliances including a dishwasher and space for a free-standing washing machine. The apartment has two excellent sized double bedrooms both of which have built-in wardrobes and the principle also has En-suite facilities. The bathroom is fitted with good-quality sanitary wear, modern tiling and heated towel rail. The apartment is double glazed throughout and has energy efficient gas central heating.

The development is maintained by a professional factor who also organises the common buildings insurance for added peace of mind. The building is accessed via a secure door entry system with Flat 4 having two allocated parking spaces with additional guest parking available.

EPC Band C
Council Tax Band F



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Measurements

Hallway	15' 09" Max x 10' 04" Max or 4.80m Max x 3.15m Max
Lounge	24' 11" Max x 15' 06" Max or 7.59m Max x 4.72m Max
Kitchen	12' 02" x 9' 11" or 3.71m x 3.02m
Bedroom 1	17' 01" Max x 11' 08" Max or 5.21m Max x 3.56m Max
En Suite	7' 08" Max x 4' 11" Max or 2.34m Max x 1.50m Max
Bedroom 2	11' 08" x 9' 10" or 3.56m x 3.00m
Bathroom	11' 05" x 5' 05" or 3.48m x 1.65m



All measurements are approximate and for display purposes only

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

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