



**McArthur
Stanton**
Letting & Estate Agents

149

West King Street, Helensburgh, Argyll And Bute. G84 8DJ

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Located on the lower west side of Helensburgh, 149 West King Street is a superb two-bedroom mid-terrace villa that rarely become available within the local property market, ideally positioned a short walk to both the town's glorious promenade and centre.

Deceptive in size the property offers around 820 square feet of internal accommodation. On entering there is a welcoming entrance hallway which has a useful store cupboard. The lounge overlooks the front of the property and has an opening which leads to a separate dining room. The kitchen has been re-fitted in recent years with modern J pull units and contrasting worktops. The kitchen has a range of integral appliances and a courtesy door accessing the private south facing rear garden.

Upstairs the property has two large double bedrooms one of which has a built-in cupboard. The family bathroom has also recently been replaced with a good quality neutral suite with a vanity sink and grey wall coverings.

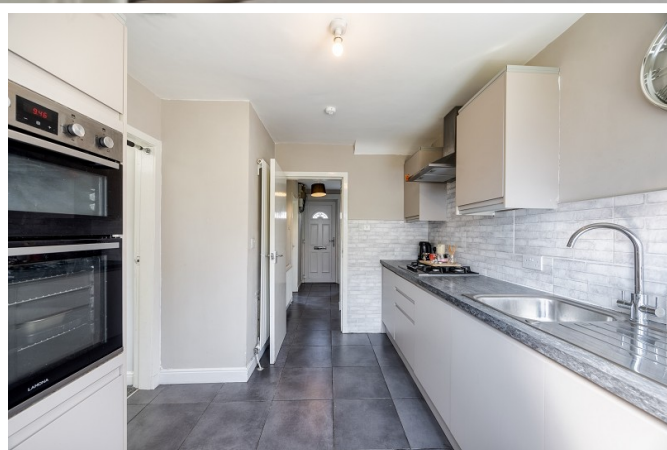
Particular note should mention the current owner has fully replaced the central heating system with the pipework and radiators having been installed around nine years ago and a new boiler having been installed around two years ago.

Externally the property has lovely easily maintained gardens with the rear enjoying a south facing position and decking area. The property also has a brick outbuilding and the advantage of a private driveway to the front. Additional on-street parking is available directly outside.

EPC Band C
Council Tax Band D



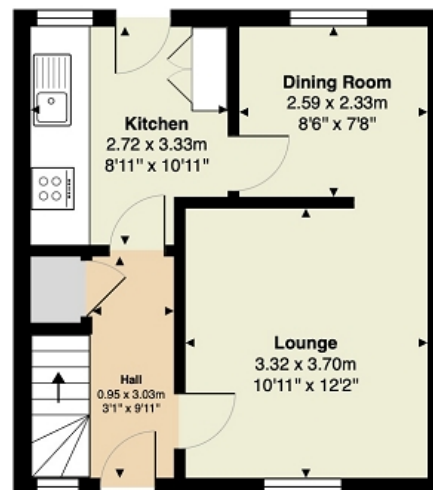
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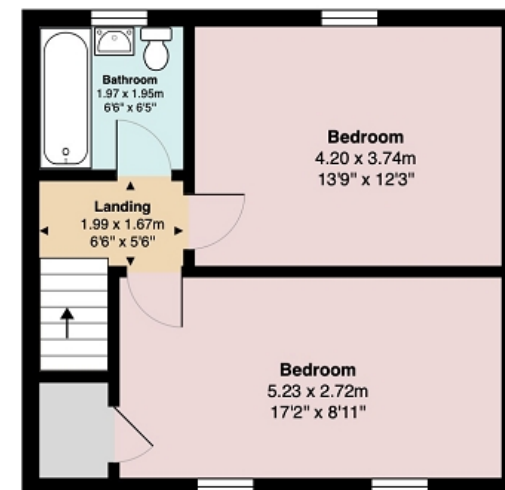


Measurements

Hallway	9' 11" x 3' 01" or 3.02m x 0.94m
Lounge	12' 02" x 10' 11" or 3.71m x 3.33m
Dining Room	8' 06" x 7' 08" or 2.59m x 2.34m
Kitchen	10' 11" Max x 8' 11" Max or 3.33m Max x 2.72m Max
Landing	6' 06" x 5' 06" or 1.98m x 1.68m
Bedroom 1	13' 09" x 12' 03" or 4.19m x 3.73m
Bedroom 2	17' 02" x 8' 11" or 5.23m x 2.72m
Bathroom	6' 06" x 6' 05" or 1.98m x 1.96m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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

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