

101, 89 West Princes Street

HELENSBURGH, ARGYLL AND BUTE, G84 8BH



*ONE BEDROOM GROUND FLOOR FLAT
IN NEED OF FULL REFURBISHMENT*



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An exciting opportunity for investors and developers, this ground-floor flat on West Princes Street, Helensburgh, is offered as a complete shell requiring a full top-to-bottom refurbishment before it can be brought back into habitable use.

Stripped back to its shell, the property offers a blank canvas to create a high-quality rental or resale property to the buyer's own specification. The layout comprises an entrance hallway with the bedroom positioned to the right, while to the left a living room/dining space leads through to the kitchen area. A central bathroom space, previously fitted with a three-piece suite, completes the current layout.

The Property



THE KITCHEN





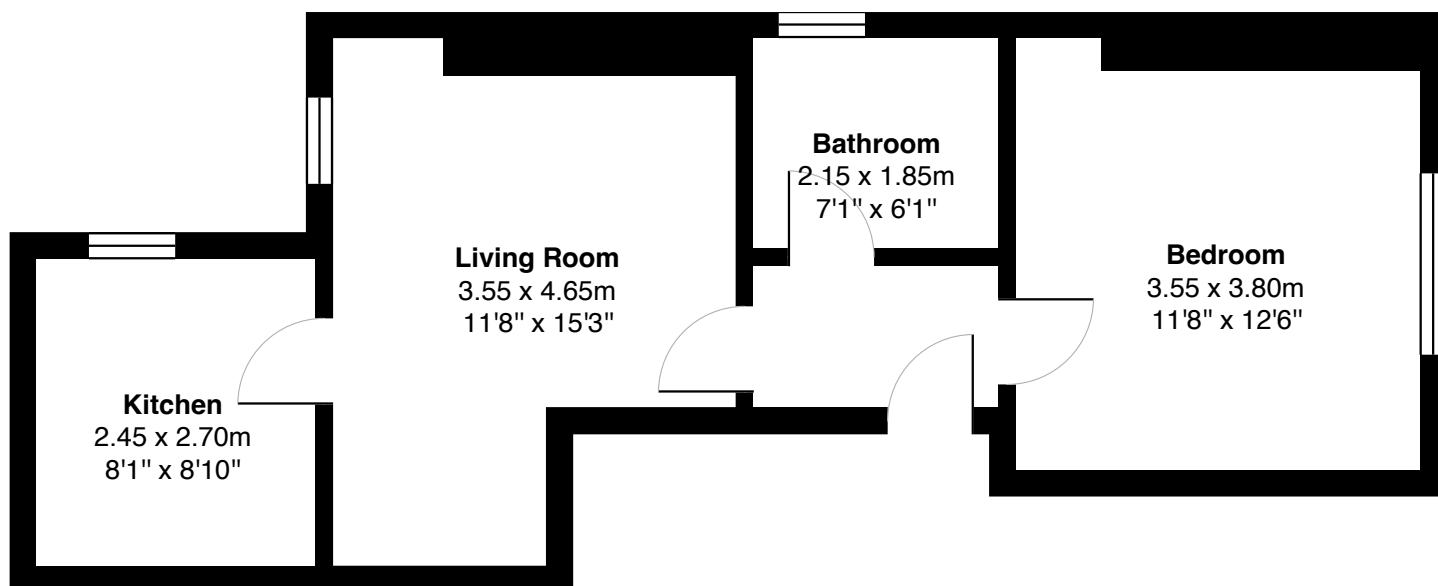
The Bedroom





THE BATHROOM





Gross internal floor area (m²): 43m²

EPC Rating: G



Subject to reconfiguration and planning, there may be scope to convert the property into a two-bedroom flat, increasing potential rental yield. Interested parties are advised to instruct an architect to confirm feasibility and secure any necessary consents before proceeding. Externally, the property has access to communal drying areas to the West and a communal courtyard across the rear of the building.

Located on West Princes Street, Helensburgh, the property benefits from a convenient location within easy reach of the town centre, local amenities, and transport links, making it well suited to future tenant demand once refurbished.

This property is sold strictly as seen and will suit a cash buyer or investor with the resources to carry out a comprehensive renovation. Viewing highly recommended to appreciate the full potential of this opportunity.



COMMUNAL AREA





HELENSBURGH

ARGYLL AND BUTE

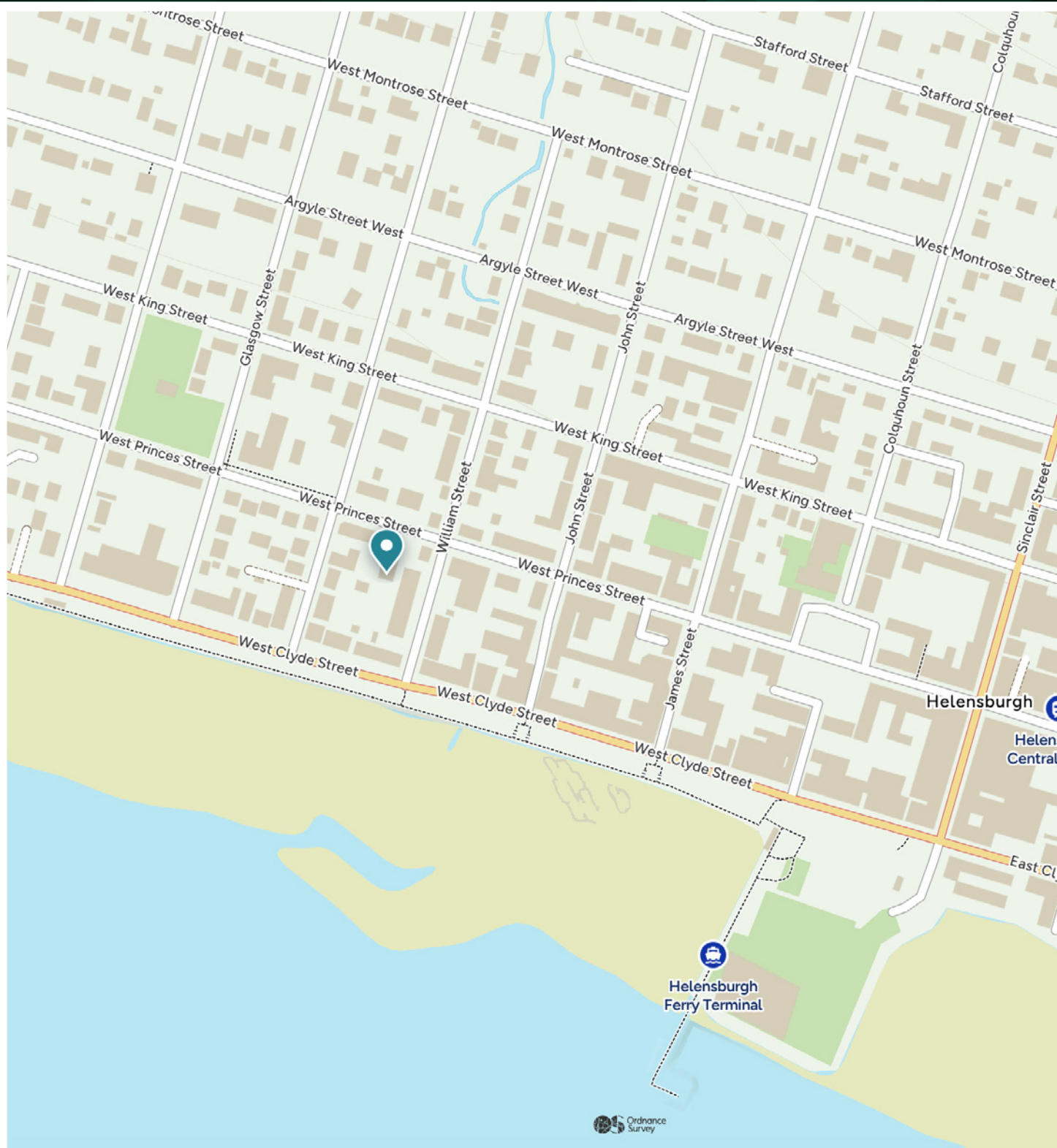




Helensburgh is a charming coastal town on the north shore of the Firth of Clyde, prized for its elegant Victorian architecture, wide tree-lined streets, and attractive seafront setting. West Princes Street sits within the town's sought-after grid-pattern layout, close to Helensburgh's bustling Colquhoun Square and West Clyde Street, home to an excellent range of independent shops, cafes, restaurants, and everyday amenities. The town is well known for its strong sense of community and cultural heritage, including Charles Rennie Mackintosh's celebrated Hill House, as well as its picturesque esplanade and marina, popular for walking, sailing, and enjoying views across the Clyde towards Argyll and the Rosneath Peninsula.

Helensburgh benefits from excellent transport connections, with Helensburgh Central and Helensburgh Upper stations offering regular rail services to Glasgow city centre in around 45 minutes, making the town a popular choice for commuters. The A814 provides convenient road access to Glasgow and beyond, while nearby Loch Lomond and the surrounding countryside offer easy access to some of Scotland's finest scenery. With its mix of period charm, coastal setting, and strong transport links, Helensburgh continues to attract a broad range of residents and tenants, from young professionals to families, underpinning healthy rental demand in the area.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ANDREW DARCY
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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