



**McArthur
Stanton**
Letting & Estate Agents

Flat 2/2

12 William Street, Helensburgh, Argyll And Bute. G84 8BD

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Located within a wonderful lower pocket of Helensburgh's west side and adjacent to the town's glorious promenade, Flat 2/2, 12 William Street is a magnificent two-bedroom top floor traditional sandstone tenement offering outstanding views and immaculate accommodation.

Perched on the top floor of a beautiful sandstone tenement the property enjoys glorious views towards the Firth of Clyde, Rosneath Peninsula and on a clear day the Arrochar Alps to the front and Ardmore Point to the rear. Internally the property retains a wealth of period features throughout including detailed cornicing, ceiling rose and woodwork to name a few and is spacious at just under 1,000 square feet.

On entering there is a welcoming entrance hallway which has access to a handy WC which is separate from the bathroom. The lounge is a fabulously proportioned space with a large west facing bay window, press shelf and ample space for a dining table and chairs if required. The kitchen is to the rear of the flat and is fitted with contemporary units and worktops. There are an integral oven, hob, extractor hood and additional space for free-standing white goods with an area ideal for a breakfast table, perfect for informal dining. The flat has two large double bedrooms the principal being particularly spacious and there is a well-appointed bathroom. The flat has replacement double glazing and gas central heating.

Externally to the rear of the building is a gorgeous communal garden ideal for using in the summer months with on-street parking available directly outside. Helensburgh town centre is a short level walk from the property including the central train station which has regular services to Glasgow, Edinburgh and beyond.

EPC Band D
Council Tax Band D



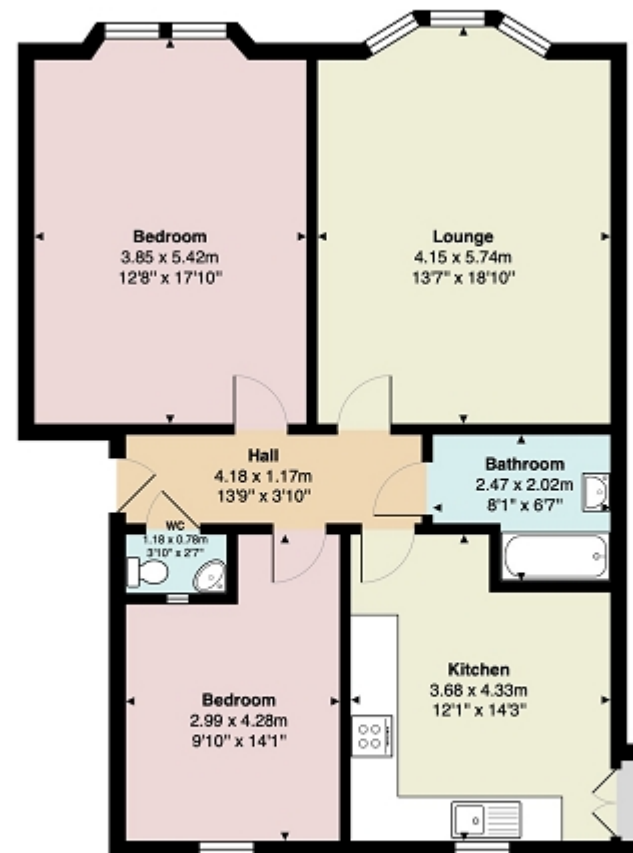
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Measurements

Hallway	13' 09" x 3' 10" or 4.19m x 1.17m
Lounge	18' 10" Max x 13' 07" Max or 5.74m Max x 4.14m Max
Kitchen	14' 03" Max x 12' 01" Max or 4.34m Max x 3.68m Max
Bedroom 1	17' 10" Max x 12' 08" Max or 5.44m Max x 3.86m Max
Bedroom 2	14' 01" Max x 9' 10" Max or 4.29m Max x 3.00m Max
Bathroom	8' 01" Max x 6' 07" Max or 2.46m Max x 2.01m Max
WC	3' 10" x 2' 07" or 1.17m x 0.79m



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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