



**McArthur
Stanton**
Letting & Estate Agents

Flat 3/2

104 West Princes Street, Helensburgh, Argyll And Bute. G84 8XD

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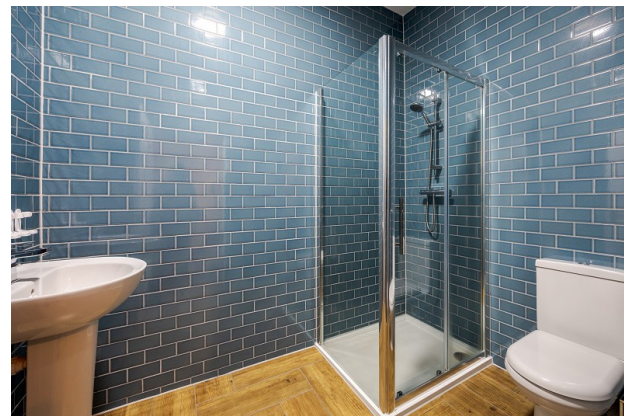


Located within a traditional tenement building just west of Helensburgh town centre, Flat 3/2, 104 West Princes Street is a well-proportioned two-bedroom top floor flat that has partial views towards the Clyde Estuary.

Internally the flat is bright and spacious. On entering there is a welcoming hallway which has a useful store cupboard. The Lounge is an excellent size and has a large south facing bay window. The Lounge has ample space for a dining table and chairs if required and partial views towards the river. The Kitchen is positioned to the rear of the flat and is fitted with modern units and solid oak worktops. There is a range of integral appliances and space for free-standing white goods. The Kitchen has spectacular views over upper Helensburgh even spotting Hill House in the distance. The flat has two excellent sized double bedrooms and a modern shower room with heated towel rail. There are double glazed windows throughout and gas central heating.

Externally to the rear of the building is a shared garden ideal for using in the summer months. The building itself is self factored for general maintenance which includes common buildings insurance.

EPC Band C
Council Tax Band C





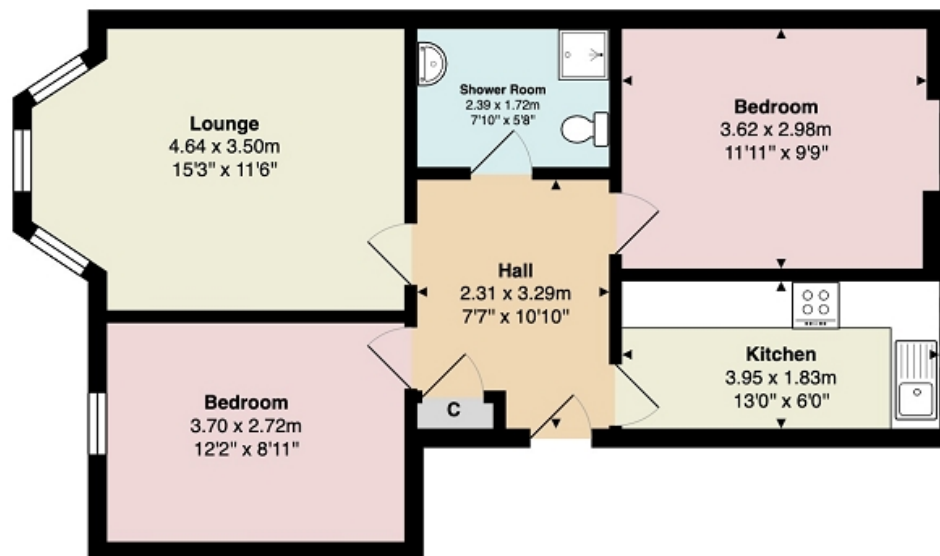
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Measurements

Hallway	10' 10" Max x 7' 07" Max or 3.30m Max x 2.31m Max
Lounge	15' 03" Max x 11' 06" Max or 4.65m Max x 3.51m Max
Kitchen	13' 0" x 6' 0" or 3.96m x 1.83m
Bedroom 1	11' 11" Max x 9' 09" Max or 3.63m Max x 2.97m Max
Bedroom 2	12' 02" x 8' 11" or 3.71m x 2.72m
Shower Room	7' 10" x 5' 08" or 2.39m x 1.73m



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

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