McArthur Stanton
Letting & Estate Agents

15

Baird Avenue, Helensburgh, Argyll And Bute. G84 8DW

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Located on the lower west side of Helensburgh, 15 Baird Avenue is a superb two-bedroom end-terrace villa that benefits from a large corner plot and has the advantage of a private parking area to the rear which is accessed from Coulport Place.

On entering there is a welcoming entrance hallway which has a handy understairs cupboard. The lounge is positioned to the front and has an opening which leads to a separate dining room. The kitchen has recently been re-fitted with contemporary units and worktops and has a selection of good quality integral appliances with space for a large free-standing fridge/freezer. The kitchen also has a courtesy door which gives access to the private rear garden which enjoys a south facing position.

Upstairs the property has two excellent sized double bedrooms one of which has lots of built-in storage and a modern family bathroom which has a heated towel rail and wet-wall fitted for ease of maintenance. The property is double glazed and has gas central heating.
One of the fantastic features is the size of the private gardens which wrap around the property. With this in mind there is potential to further extend the property (subject to relevant consents). To the rear of the garden is a private parking area which is accessed from Coulport Place.

Ideally located on the lower west side of Helensburgh, the town centre is easily accessible by a short level walk or car journey. The property also sits within the local bus route.

EPC Band C
Council Tax Band D

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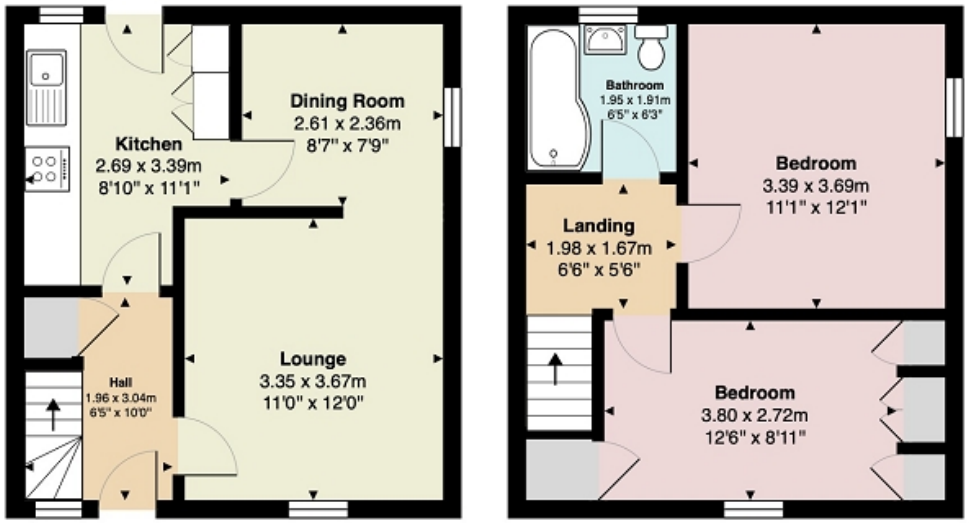
Measurements

Hallway	10' 0" x 6' 05" or 3.05m x 1.96m
Lounge	12' 0" x 11' 0" or 3.66m x 3.35m
Dining Room	8' 07" x 7' 09" or 2.62m x 2.36m
Kitchen	11' 01" Max x 8' 10" Max or 3.38m Max x 2.69m Max
Landing	6' 06" x 5' 06" or 1.98m x 1.68m
Bedroom 1	12' 01" x 11' 01" or 3.68m x 3.38m
Bedroom 2	12' 06" x 8' 11" or 3.81m x 2.72m
Bathroom	6' 05" x 6' 03" or 1.96m x 1.91m



Ground Floor First Floor

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

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