



**McArthur
Stanton**
Letting & Estate Agents

232

West Princes Street, Helensburgh, Argyll And Bute G84 8HA

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Located on the beautiful lower west side of Helensburgh, 232 West Princes Street is a deceptively spacious three-bedroom semi-detached villa offering around 1,200 square feet of internal accommodation in a gorgeous tranquil setting a short distance from the towns glorious promenade.

On entering there is a welcoming entrance hallway which has access to a useful WC and a large store area tucked away under the stairs. The lounge is a lovely size and enjoys south facing aspects over the front garden from a large picture window. A door from the lounge leads to a good-sized dining room which has direct access into the kitchen which can also be entered from the hallway. The kitchen itself is fitted with traditional style units and worktops with space for free-standing white-goods. There is a larder cupboard and rear porch which has a courtesy door into the garden.

Upstairs the property has three excellent sized bedrooms all of which have great built-in storage, a family bathroom fitted with a neutral suite and tiling with an additional store cupboard available on the landing. The property also benefits from a floored attic with sky-light window which has potential to be further developed (subject to relevant consents). The property has also been re-roofed and has gas central heating.

Externally the property sits within well-tended mature gardens which offer a good level of privacy from neighbouring properties. A wooden door from the rear garden leads directly into a private single garage and parking located within Coulport Place. Helensburgh town centre is accessible by a short level walk or car journey.

EPC Band D
Council Tax Band E



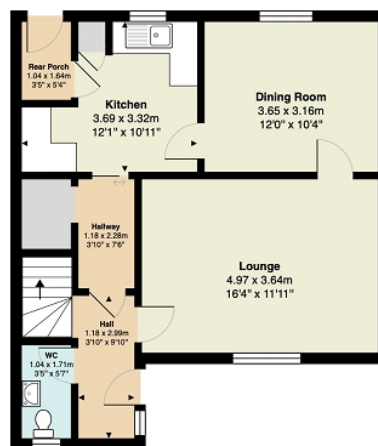
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Measurements

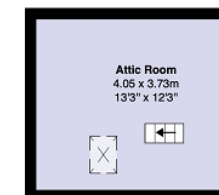
| | |
|-------------|--|
| Hallway | 9' 10" x 3' 10" or 3.00m x 1.17m |
| WC | 5' 07" x 3' 05" or 1.70m x 1.04m |
| Lounge | 16' 04" x 11' 11" or 4.98m x 3.63m |
| Dining Room | 12' 0" x 10' 04" or 3.66m x 3.15m |
| Kitchen | 12' 01" Max x 10' 11" Max or 3.68m Max x 3.33m Max |
| Rear Porch | 5' 04" x 3' 05" or 1.63m x 1.04m |
| Hallway | 7' 06" x 3' 10" or 2.29m x 1.17m |
| Landing | 12' 02" Max x 6' 02" Max or 3.71m Max x 1.88m Max |
| Bedroom 1 | 13' 02" Max x 11' 0" Max or 4.01m Max x 3.35m Max |
| Bedroom 2 | 11' 11" x 9' 09" or 3.63m x 2.97m |
| Bedroom 3 | 10' 0" x 7' 08" or 3.05m x 2.34m |
| Bathroom | 7' 03" Max x 6' 04" Max or 2.21m Max x 1.93m Max |
| Attic room | 13' 03" x 12' 03" or 4.04m x 3.73m |



Ground Floor



First Floor



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

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