



**McArthur
Stanton**
Letting & Estate Agents

20A

East King Street, Helensburgh, Argyll And Bute. G84 7QL

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Located within a central location of Helensburgh, 20A East King Street is a well-proportioned, rarely available one-bedroom ground floor flat that has the advantage of a private balcony and access to a large courtyard to the rear of the building.

Internally the flat is an excellent size, bright and airy offering around 560 square feet of living space. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is a fantastic size and has ample space for a dining table and chairs if required and access onto a small east facing balcony that enjoys the morning sunshine. A door from the lounge leads to the kitchen which is fitted with traditional style units, has a range of integral appliances and space for free-standing white-goods. The flat has a large double bedroom with excellent built-in wardrobes and a modern shower room which has been fitted with wet-wall for ease of maintenance. The flat has gas central heating and replaced double glazing throughout.

Externally to the rear of the building is a large courtyard/drying area perfect for using in the summer months. The location of the flat is ideal being a stone's throw away from the town centre and central train station which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band D
Council Tax Band B



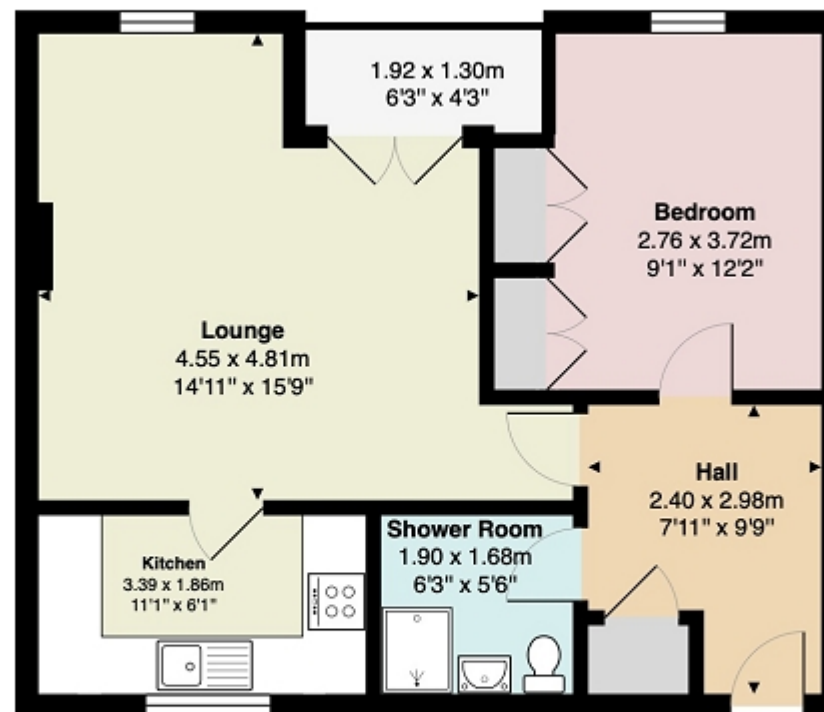
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Measurements

Hallway	9' 09" Max x 7' 11" Max or 2.97m Max x 2.41m Max
Lounge	15' 09" Max x 14' 11" Max or 4.80m Max x 4.55m Max
Kitchen	11' 01" x 6' 01" or 3.38m x 1.85m
Bedroom	12' 02" x 9' 01" or 3.71m x 2.77m
Shower Room	6' 03" x 5' 06" or 1.91m x 1.68m



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

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