



70

Camperdown Court, Helensburgh, Argyll And Bute. G84 9HJ





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Located within the popular Churchill area of Helensburgh, 70 Camperdown Court is a cleverly extended three-bedroom mid-terrace villa that has a much larger floorspace with the ground floor having almost doubled inside.

Extended around ten years ago the current owners have created a superb ground floor which includes a principle bedroom with En-suite facilities and large dining room almost doubling the size of the original ground floor. On entering there is a welcoming hallway which has two handy store cupboards. The kitchen is fitted with walnut effect units and contrasting worktops. There is a range of integral appliances, Range style cooker and space for free-standing white-goods and breakfast bar ideal for informal dining. The lounge is a lovely size and has an opening leading to the dining room which has patio doors accessing the private south facing garden. Adjoining the dining room is the principle bedroom which has an En-suite shower room.

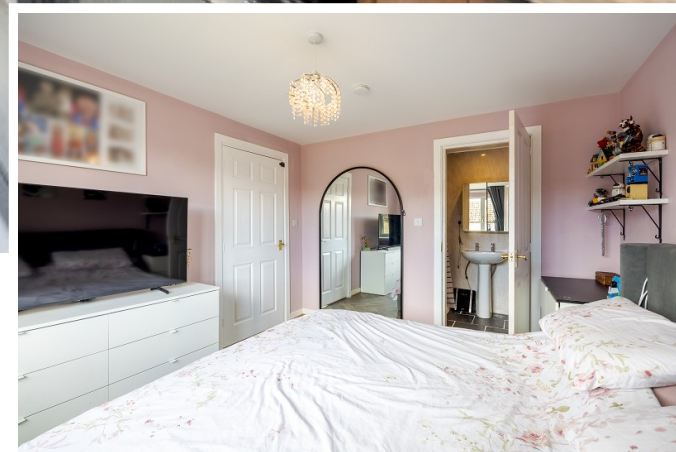
Upstairs the property has two further bedrooms and a family bathroom. There is also an additional store area available on the landing. The property is double glazed and has gas central heating.

Externally the property has a bright south facing rear garden which has been landscaped with ease of maintenance in mind. There is a patio, decking and an area of artificial grass. On street parking is available directly outside.

EPC Band C
Council Tax Band C



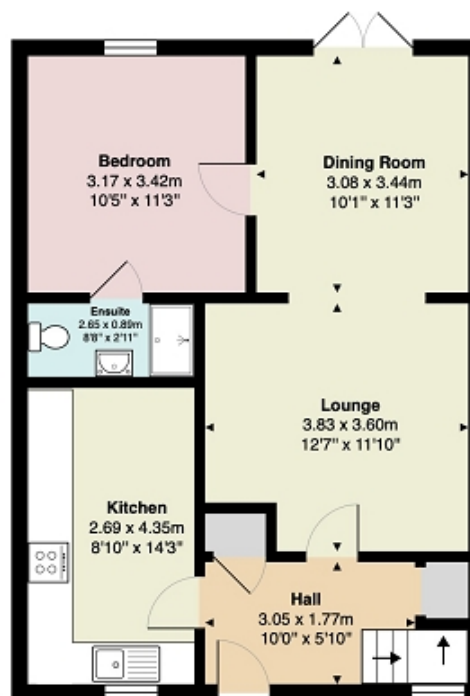
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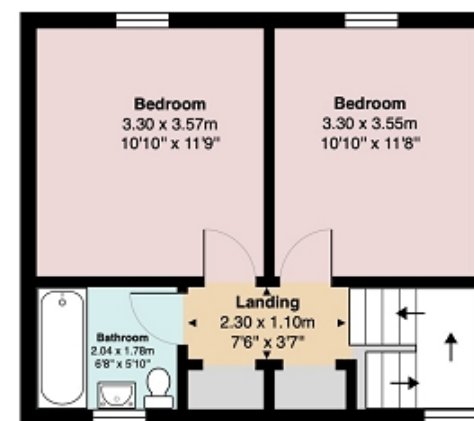


Measurements

Hallway	10' 0" Max x 5' 10" Max or 3.05m Max x 1.78m Max
Kitchen	14' 03" x 8' 10" or 4.34m x 2.69m
Lounge	12' 07" Max x 11' 10" Max or 3.84m Max x 3.61m Max
Dining Room	11' 03" x 10' 01" or 3.43m x 3.07m
Bedroom 1	11' 03" x 10' 05" or 3.43m x 3.18m
En Suite	8' 08" x 2' 11" or 2.64m x 0.89m
Landing	7' 06" x 3' 07" or 2.29m x 1.09m
Bedroom 2	11' 09" x 10' 10" or 3.58m x 3.30m
Bedroom 3	11' 08" x 10' 10" or 3.56m x 3.30m
Bathroom	6' 08" x 5' 10" or 2.03m x 1.78m



Ground Floor



First 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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