



3 Bedrooms

Character Property

Offers Over

£230,000

Located in

Helensburgh



<https://www.caledoniabureau.co.uk/>



# 188 West Princes Street

Helensburgh | | G84 8HA



Nestled in the desirable area of West Princes Street in Helensburgh, is this rare opportunity to purchase this two public, two/three bedroom, main door lower conversion with large private gardens, driving way and detached garage.

# 188 West Princes Street

£230,000 Freehold



- Lower Conversion
- Spacious Dining Room
- Utility Room
- Box Room
- Large Garden Grounds
- Large Bay Window Lounge
- Large Kitchen
- Two Double Bedrooms
- Bathroom
- Early Viewing Advised



**TOTAL: 121 m2**  
 1st floor: 121 m2  
 EXCLUDED AREAS: PORCH: 1 m2, UTILITY: 7 m2, FIREPLACE: 2 m2,  
 WALLS: 9 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

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