



**McArthur
Stanton**
Letting & Estate Agents

Flat 2/3

65 Sinclair Street, Helensburgh, Argyll And Bute. G84 8TG

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Ideally positioned within the centre of Helensburgh, Flat 2/3, 65 Sinclair Street is a superbly proportioned one-bedroom top floor flat that is within immediate access to all of the town's wonderful amenities and central train station.

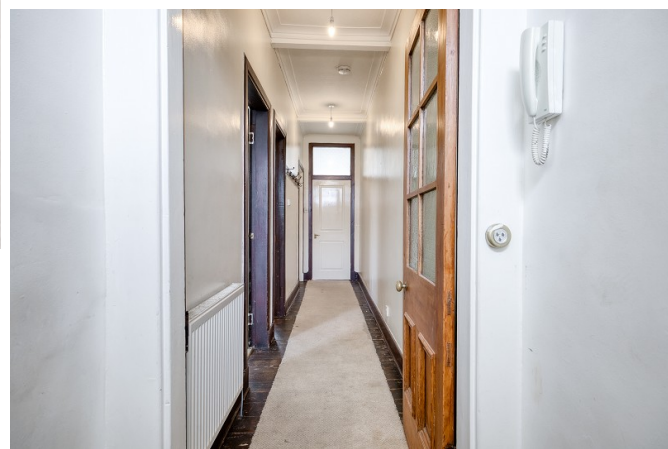
The flat itself would be ideal as a first-time-purchase or buy-to-let investment having been successfully tenanted for many years. Internally the flat is well-proportioned at over 600 square feet. On entering there is a welcoming hallway which accesses a fantastic semi-open plan bay window lounge and kitchen. The lounge overlooks Sinclair Street with the kitchen being modern in design with gloss units, an integral oven, hob and hood with ample space for free standing whitegoods. The flat has a large double bedroom, bathroom and is double glazed throughout.

Helensburgh has a fantastic selection of independent shops, bars and restaurants all of which is on this properties door step. Helensburgh central train station is close by which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band E
Council Tax Band B



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Measurements

Hallway	20' 02" x 3' 08" or 6.15m x 1.12m
Lounge	16' 05" Max x 12' 09" Max or 5.00m Max x 3.89m Max
Kitchen	12' 07" x 7' 10" or 3.84m x 2.39m
Bedroom 1	12' 06" x 12' 05" or 3.81m x 3.78m
Bathroom	9' 0" x 3' 07" or 2.74m x 1.09m



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 July 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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