



24

Fraser Avenue, Helensburgh, Argyll And Bute. G84 8QP





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Located within the Ardencaple area of Helensburgh, 24 Fraser Avenue is an utterly gorgeous two-bedroom upper cottage flat that has the added bonus of a large floored attic and wonderful private garden.

Originally built in the mid 1960's for the Ministry of Defence, Fraser Avenue has established itself as an extremely popular pocket for buyers locally with number 24 being arguably one of the finest properties of its type to come to market of late. Accessed via a private external staircase the property has a welcoming porch and entrance hallway which has a useful store cupboard. The lovely lounge has aspects over Fraser Avenue and ample space for a dining table and chairs if required. The kitchen has recently been upgraded and refitted with modern white gloss J pull units and contemporary work surfaces. The kitchen has a wonderful outlook over the garden with partial views towards the Rosneath Peninsula and the Gare Loch. The property has two spacious double bedrooms both of which have built-in wardrobes and a stylish bathroom which has a neutral suite, tiling and heated towel rail. In addition, the property has a fixed staircase accessing a vast floored attic and loft space, ideal for using as a home office. The property is double glazed and has gas central heating.

Externally 24 Fraser Avenue has the most wonderful private garden which has been beautifully planted and has a large lawn, decking and summer house. The property also benefits from two private brick-built outbuildings ideal for storing garden furniture and on-street parking is available directly outside.

EPC Band C
Council Tax Band B



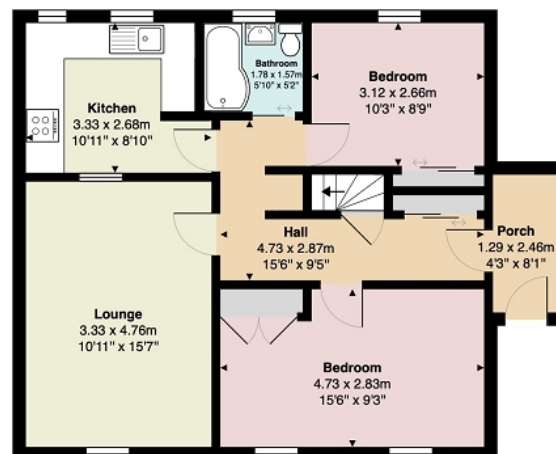
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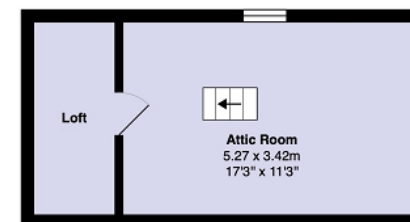


Measurements

Porch	8' 01" x 4' 03" or 2.46m x 1.30m
Hallway	15' 06" Max x 9' 05" Max or 4.72m Max x 2.87m Max
Lounge	15' 07" x 10' 11" or 4.75m x 3.33m
Kitchen	10' 11" Max x 8' 10" Max or 3.33m Max x 2.69m Max
Bedroom 1	15' 06" Max x 9' 03" Max or 4.72m Max x 2.82m Max
Bedroom 2	10' 03" x 8' 09" or 3.12m x 2.67m
Bathroom	5' 10" x 5' 02" or 1.78m x 1.57m
Attic room	17' 03" Max x 11' 03" Max or 5.26m Max x 3.43m Max



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

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**McArthur
Stanton**
Letting & Estate Agents