



**McArthur  
Stanton**  
Letting & Estate Agents

# Clermiston

83 James Street, Helensburgh, Argyll And Bute. G84 9LX

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Commanding a magnificent plot on the corner of James Street and Stafford Street "Clermiston" 83 James Street is a breathtaking, imposing traditional semi-detached villa offering around 3,000 square feet of internal accommodation.

Dating back to the late 1800's "Clermiston" 83 James Street offers period elegance and has retained a wealth of original features throughout including detailed cornicing, ceiling roses, woodwork, working window shutters and the most wonderful stair case. The property also has a superb layout which includes a two-bedroom self-contained annex which has its own external door and can also be accessed from the main house, ideal for generational living or additional income.

EPC Band D

Council Tax Band G



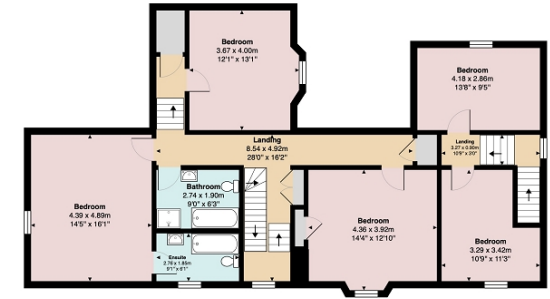
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Ground Floor



First Floor

All measurements are approximate and for display purposes only

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

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