



31

Mains Avenue, Helensburgh, Argyll And Bute. G84 8QW





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Located within the sought-after Ardencaple pocket of Helensburgh, 31 Mains Avenue is a beautifully refurbished, two-bedroom upper cottage flat enjoying extensive private gardens which include two private outbuildings.

Accessed via a private external staircase with its own front door, 31 Mains Avenue has a welcoming porch, ideal for utilising as a utility area if required which leads to an impressive hallway. The gorgeous lounge has views over Mains Avenue and has been decorated in warm tones with good quality flooring and press cupboard. The kitchen has recently been transformed to include beautiful units, contemporary worktops, sink and tap and has a range of integral appliances, space for free-standing white-goods and aspects over the private garden.

The property has two excellent sized double bedrooms both of which benefit from built-in storage with the second bedroom currently utilised as a dining room. The shower room is modern in design with a large enclosure, heated towel rail and wet-wall for ease of maintenance. The property is double glazed throughout and has gas central heating which had a complete overhaul around three years ago including a new boiler, radiators and the removal of the outdated water tank.

Externally 31 Mains Avenue has a lovely level private garden and as mentioned has the advantage of two outbuildings which belong to the property. The location is ideal with Helensburgh town centre easily accessible by foot or short car journey with on-street parking available directly outside.

EPC Band D
Council Tax Band B



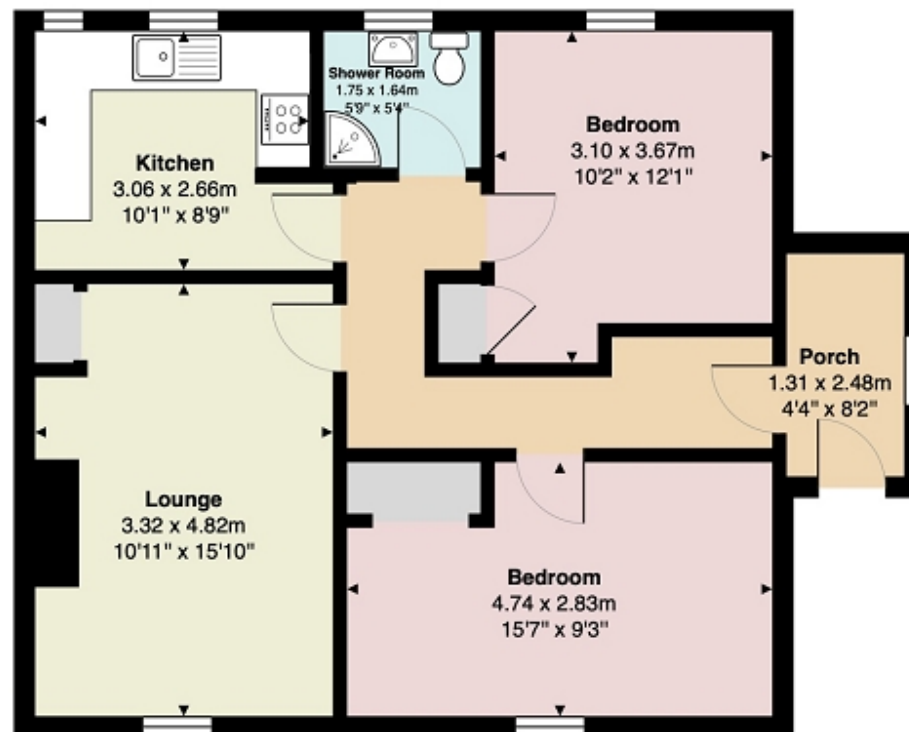
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Measurements

Porch	8' 02" x 4' 04" or 2.49m x 1.32m
Lounge	15' 10" Max x 10' 11" Max or 4.83m Max x 3.33m Max
Kitchen	10' 01" Max x 8' 09" Max or 3.07m Max x 2.67m Max
Bedroom 1	15' 07" Max x 9' 03" Max or 4.75m Max x 2.82m Max
Bedroom 2	12' 01" Max x 10' 02" Max or 3.68m Max x 3.10m Max
Shower Room	5' 09" x 5' 04" or 1.75m x 1.63m



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

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