



**McArthur  
Stanton**  
Letting & Estate Agents

# Northcourt

1 Stafford Street West, Helensburgh, Argyll And Bute. G84 9NN

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Located within one of Helensburgh's most exclusive pockets "Northcourt" 1 Stafford Street West is a substantial detached villa that sits within a magnificent corner plot within the town's Conservation area.

Built in the early 1970's by the current family "Northcourt" is a deceptively spacious detached villa offering around 1,800 square feet of living space. Located within one of Helensburgh's premier addresses the property also has the advantage of having been re-roofed in recent years. "Northcourt" sits within a wonderful corner plot and offers all on the level living if required.

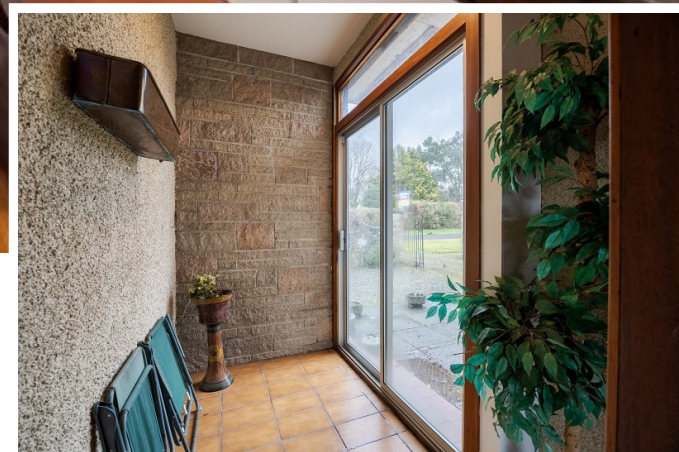
EPC Band D

Council Tax Band G





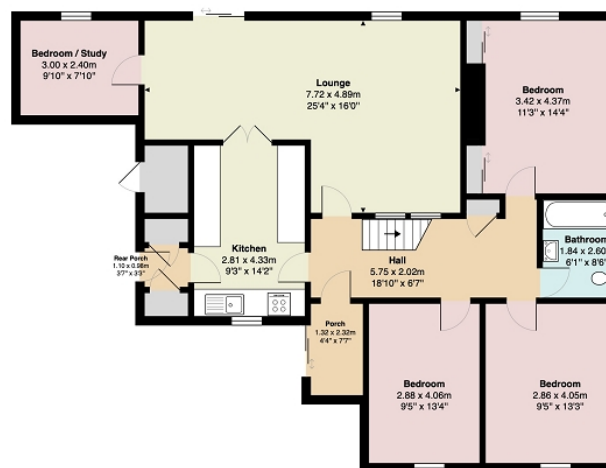
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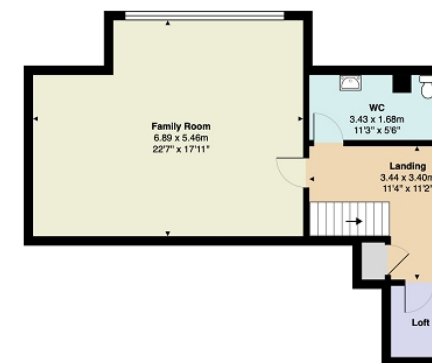
## Measurements

Porch	7' 07" x 4' 04" or 2.31m x 1.32m
Hallway	18' 10" Max x 6' 07" Max or 5.74m Max x 2.01m Max
Lounge	25' 04" Max x 16' 0" Max or 7.72m Max x 4.88m Max
Study	9' 10" x 7' 10" or 3.00m x 2.39m
Kitchen	14' 02" x 9' 03" or 4.32m x 2.82m
Porch	3' 07" x 3' 03" or 1.09m x 0.99m
Bedroom 1	14' 04" x 11' 03" or 4.37m x 3.43m
Bedroom 2	13' 03" x 9' 05" or 4.04m x 2.87m
Bedroom 3	13' 04" x 9' 05" or 4.06m x 2.87m
Bathroom	8' 06" x 6' 01" or 2.59m x 1.85m
Landing	11' 04" Max x 11' 02" Max or 3.45m Max x 3.40m Max
WC	11' 03" x 5' 06" or 3.43m x 1.68m
Family Room	22' 07" Max x 17' 11" Max or 6.88m Max x 5.46m Max



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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

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