



**McArthur  
Stanton**  
Letting & Estate Agents

# Flat 1/1

Urybank , Shore Road , Cove , Helensburgh, Argyll And Bute. G84 0LR

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Located within the beautiful village of Cove and enjoying breath-taking direct views over Loch Long and the Clyde Estuary, Flat 1/1, Urybank is a gorgeous two-bedroom first floor flat that has access to a lovely shared garden to the rear and parking to the front of the building.

This particular flat is one of the largest within the building which has an active resident's association in place for general maintenance and upkeep. Access is from the rear via a communal internal staircase which has just been freshly decorated. The flat itself is positioned on the first floor and offers over 700 square feet of living space. On entering there is a welcoming entrance hallway which has useful built-in store cupboards. The bay-window lounge enjoys the spectacular views over the water and retains wonderful original cornicing. There is also ample space for a dining table and chairs. The kitchen is fitted with modern units with solid wooden work surfaces. There is a range of integral appliances and space for free-standing white-goods. The property has two spacious bedrooms the main has built-in wardrobes and the second also captures the wonderful outlook. The bathroom is modern in designed with a neutral suite and tiling and has the advantage of an adjoining utility room, a rare find within a traditional flat.

Externally as mentioned there is a lovely low maintenance garden to the rear shared with the other owners of the building. Parking is available to the front with local amenities available a short walk from the property. Cove is ideally located within easy reach of the Arrochar Alps, Loch Lomond, Faslane Naval Base and Coulport.

EPC Band E  
Council Tax Band A



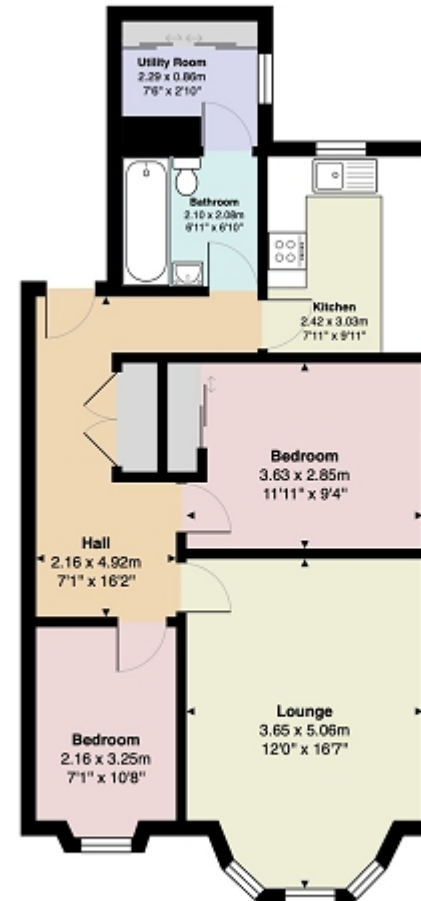
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## Measurements

Hallway	16' 02" Max x 7' 01" Max or 4.93m Max x 2.16m Max
Lounge	16' 07" Max x 12' 0" Max or 5.05m Max x 3.66m Max
Kitchen	9' 11" x 7' 11" or 3.02m x 2.41m
Bedroom 1	11' 11" x 9' 04" or 3.63m x 2.84m
Bedroom 2	10' 08" Max x 7' 01" Max or 3.25m Max x 2.16m Max
Bathroom	6' 11" x 6' 10" or 2.11m x 2.08m
Utility Room	7' 06" Max x 2' 10" Max or 2.29m Max x 0.86m Max



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

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