



**McArthur  
Stanton**

Letting & Estate Agents

53D

West King Street, Helensburgh, Argyll And Bute. G84 8EB

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Located within Helensburgh town centre, 53D West King Street is an outstanding two-bedroom first floor flat that has been beautifully refurbished throughout and has access to a large south facing drying green to the rear of the building.

Arguably the finest flat within the town centre to be marketed of late the current vendor has refurbished the property from top to bottom and has even installed sound proofing and insulation between the floors. On entering the flat itself there is a welcoming hallway which has two useful store cupboards. The gorgeous and extremely spacious lounge has views over West King Street and if required has ample space for a small dining table and chairs. A door from the lounge leads to the modern kitchen which is fitted with good quality units and worktops, has a range of integral appliances including a dishwasher with additional space for free-standing white goods. The kitchen overlooks the communal green.

The flat has two large double bedrooms. The main bedroom is particularly spacious and has the advantage of a built-in cupboard. The shower room is modern in design and is fitted with a double shower enclosure and neutral tiling. The property has re-fitted double glazed windows throughout with automatic blinds and the gas central heating system has also been fully replaced by the current vendor. The attention to detail throughout the property is stunning.

Externally as mentioned the flat has access to a shared drying green with this particular flat also owning a private outbuilding. Within the close there is also a communally owned store which flat 53D is currently having exclusive use of. The location of the property is ideal with all of Helensburgh's excellent amenities on the door step.

EPC Band C  
Council Tax band B



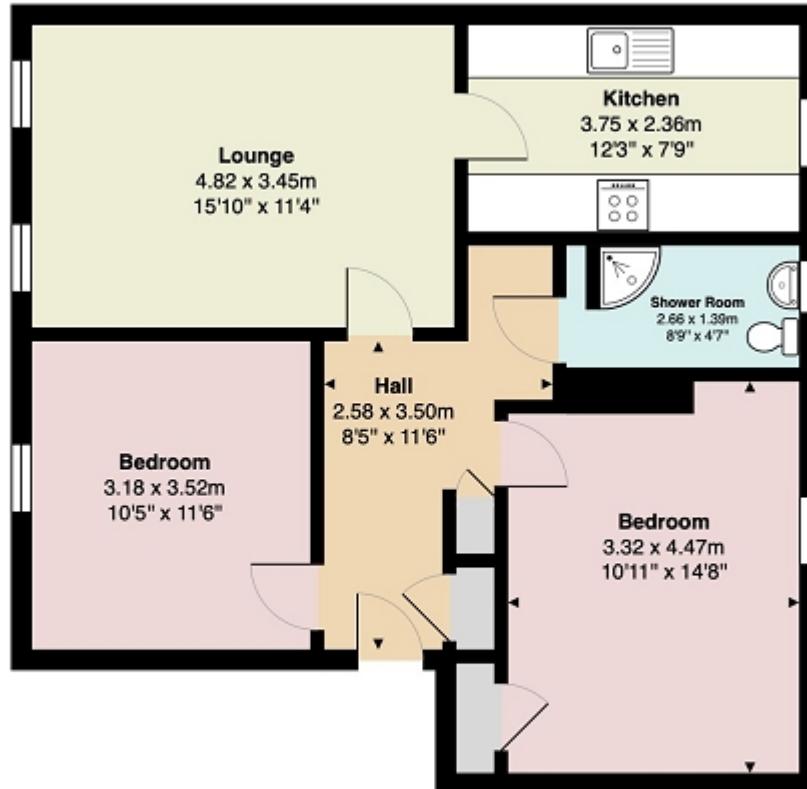
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## Measurements

|             |  |
|-------------|--|
| Hallway     | 11' 06" Max x 8' 05" Max or 3.51m Max x 2.57m Max  |
| Lounge      | 15' 10" x 11' 04" or 4.83m x 3.45m                 |
| Kitchen     | 12' 03" x 7' 09" or 3.73m x 2.36m                  |
| Bedroom 1   | 14' 08" Max x 10' 11" Max or 4.47m Max x 3.33m Max |
| Bedroom 2   | 11' 06" x 10' 05" or 3.51m x 3.18m                 |
| Shower Room | 8' 09" Max x 4' 07" Max or 2.67m Max x 1.40m Max   |



Contact our office for further details



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15-17 Colquhoun Street, Helensburgh G84 8AN  
Tel (01436) 678822

All measurements are approximate and for display purposes only

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

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