



45

Campbell Street, Helensburgh, Argyll And Bute. G84 9NL





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Located within a quiet and tranquil pocket of Helensburgh's conservation area, 45 Campbell Street is a unique and utterly gorgeous B-listed Mews that enjoys a gorgeous mature private west facing garden.

The main mansion house dates back to the mid 1850's with the property being marketed having been added around 1900. The property holds a B-listed status and sits within the town's conservation area.

On entering there is a welcoming Vestibule and magnificent entrance hallway which has a handy store cupboard and beautiful staircase with restored banister. The wonderful lounge includes a wealth of original features including a press cupboard and has the recent addition of a stunning wood-burning stove, ideal for using all year round. The kitchen is fitted with modern gloss J pull units and has a full range of integral appliances. The kitchen has ample space for a small table and chairs and a useful adjoining utility room. Completing the ground floor is a luxurious bathroom which has detailed wood panelling and free-standing bath.

Upstairs the property has two well-proportioned double bedrooms. The main bedroom enjoys dual aspects, one side to the east and one side to the west making the room exceptionally bright all day long. Completing the upper level is a stunning shower room which has a large walk-in enclosure with rain head mains shower.

Externally 45 Campbell Street sits within the most wonderful mature gardens. The current vendors have created an absolute haven which offers a high degree of privacy and a west facing position which gets afternoon and evening sunshine in the summer months.

EPC Band D  
Council Tax Band F



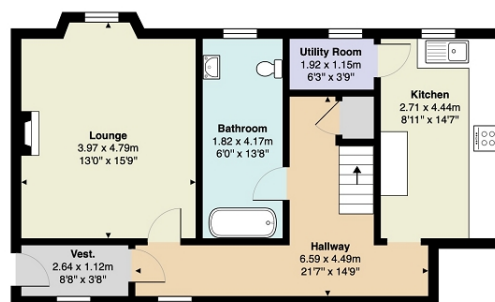
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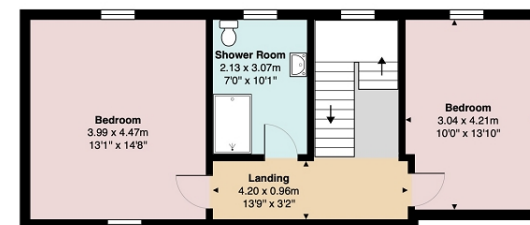


## Measurements

Porch	8' 08" x 3' 08" or 2.64m x 1.12m
Hallway	21' 07" Max x 14' 09" Max or 6.58m Max x 4.50m Max
Lounge	15' 09" Max x 13' 0" Max or 4.80m Max x 3.96m Max
Kitchen	14' 07" x 8' 11" or 4.45m x 2.72m
Utility Room	6' 03" x 3' 09" or 1.91m x 1.14m
Bathroom	13' 08" x 6' 0" or 4.17m x 1.83m
Landing	13' 09" x 3' 02" or 4.19m x 0.97m
Bedroom 1	14' 08" x 13' 01" or 4.47m x 3.99m
Bedroom 2	13' 10" x 10' 0" or 4.22m x 3.05m
Shower Room	10' 01" x 7' 0" or 3.07m x 2.13m



Ground Floor



First Floor

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

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