



**McArthur
Stanton**
Letting & Estate Agents

Flat 11

12 Colquhoun Square, Helensburgh, Argyll And Bute. G84 8AD

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Completed in the late 1980's, Flat 11, 12 Colquhoun Square is a fabulous one-bedroom top floor flat that has the advantage of a brand-new lift accessing all floors and is ideally positioned in the centre of town with glorious views over the square and Helensburgh.

The building itself is entered from the town's beautiful Colquhoun Square via a secure door entry system for peace of mind. Additionally, there is a courtesy door to the rear of the building for easy access to the private communal car park for the development.

A brand-new lift gives access to all levels with Flat 11 being positioned on the top floor. On entering there is a welcoming vestibule and entrance hallway which has a useful store cupboard. The lounge and kitchen are on an open plan basis and enjoy astonishing views over the Square and Helensburgh up towards the town's famous Hill House. The flat has a good-sized double bedroom with a built-in wardrobe and a large shower-room.

The development is extremely well maintained and is managed by a professional factoring company who tend to general maintenance of the building and communal building insurance. As mentioned, there is a lift accessing all floors and a private communal car park to the rear of the building, a rare find within the centre of town. Helensburgh's fantastic local amenities are literally of the doorstep including the central train station which offers regular services to Glasgow, Edinburgh and beyond.

EPC Band D
Council Tax Band C



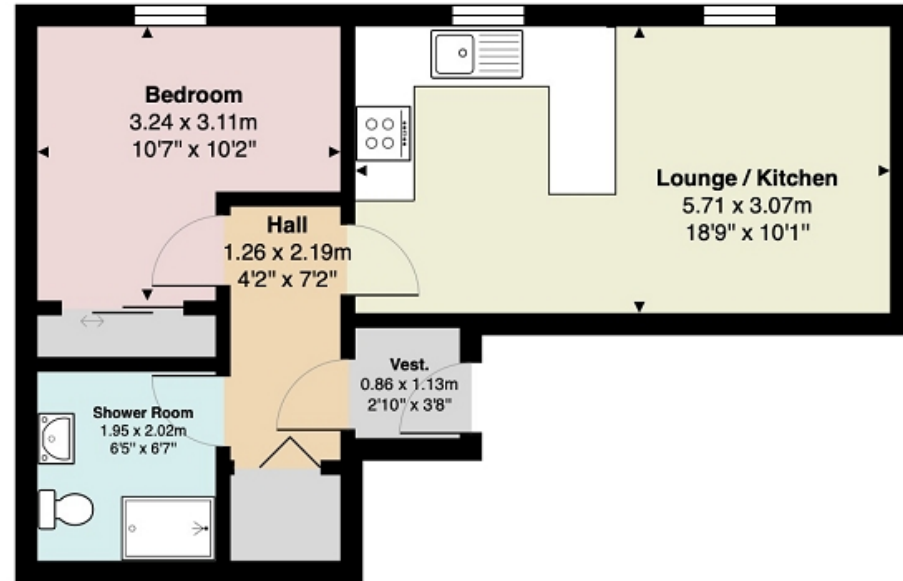
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Measurements

Porch	3' 08" x 2' 10" or 1.12m x 0.86m
Hallway	7' 02" x 4' 02" or 2.18m x 1.27m
Lounge/Kitchen	18' 09" x 10' 01" or 5.72m x 3.07m
Bedroom	10' 07" Max x 10' 02" Max or 3.23m Max x 3.10m Max
Shower Room	6' 07" x 6' 05" or 2.01m x 1.96m



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

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