



**McArthur
Stanton**
Letting & Estate Agents

133

East Princes Street, Helensburgh, Argyll And Bute G84 7DW

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Cash Purchase Only - Please note due to the property being uninhabitable there is no home report or energy rating certificate. There is also no internal access available to the property as the building is unsafe and derelict.

Located on the lower east side of Helensburgh, 133 East Princes Street offers a rare opportunity of a potential building plot which retains an existing detached villa which is currently derelict. Please note that no internal access is available for the existing building as it is unsafe and uninhabitable.

The location of the site is ideal being a level walk into Helensburgh town centre and seafront.

The site is being sold as seen and has the potential of the demolition of the existing property to become a large building plot subject to relevant consents and planning permission from Argyll & Bute Council. The site is being sold with no current plans or planning permission and prospective buyers must accept the site on this basis.

The site is available for Cash Purchasers only.

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Contact our office for further details



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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www.mcarthurstanton.co.uk

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