

McArthur Stanton
Letting & Estate Agents

25

Baird Avenue, Helensburgh, Argyll And Bute. G84 8DW

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Tucked away in a quiet pocket of the lower west side of Helensburgh, 25 Baird Avenue is a much loved two-bedroom end-terrace villa that sits within a substantial corner plot with the town centre accessible by a level walk or short car journey.

Internally the property is in immaculate condition and offers spacious accommodation of around 800 square feet. On entering there is a welcoming hallway which has a handy understairs store area. The lounge is positioned to the front with a separate adjoining dining room. The kitchen is fitted with modern units and worktops and has lots of space for free-standing white-goods. A door from the kitchen leads to a rear porch which in-turn has a courtesy door into the garden.

Upstairs the property has two large double bedrooms both of which have built-in wardrobes and a modern family bathroom which is fitted with a neutral suite and contemporary tiling. The property has double glazed windows and gas central heating.

One of the properties wonderful features is the vast private garden which is south facing to the rear. Due to the size of the garden, it creates the potential to extend the property (subject to relevant consents and planning). On-street parking is available directly outside.

EPC Band D
Council Tax Band C

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CELTIC
PARK G40

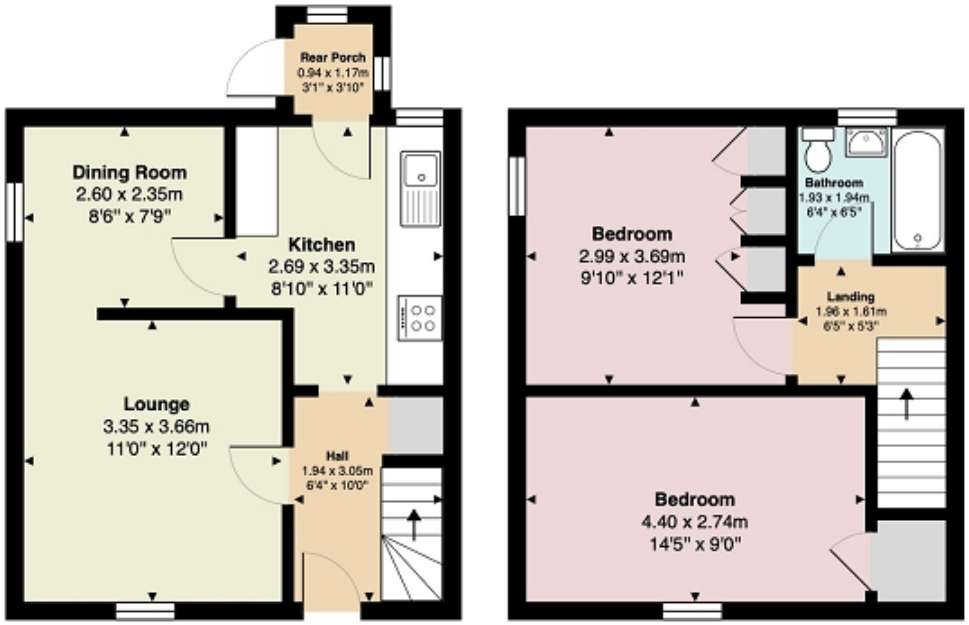




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Measurements

Hallway	10' 0" x 6' 04" or 3.05m x 1.93m
Lounge	12' 0" x 11' 0" or 3.66m x 3.35m
Dining Room	8' 06" x 7' 09" or 2.59m x 2.36m
Kitchen	11' 0" Max x 8' 10" Max or 3.35m Max x 2.69m Max
Porch	3' 10" x 3' 01" or 1.17m x 0.94m
Landing	6' 05" Max x 5' 03" Max or 1.96m Max x 1.60m Max
Bedroom 1	14' 05" x 9' 0" or 4.39m x 2.74m
Bedroom 2	12' 01" Max x 9' 10" Max or 3.68m Max x 3.00m Max
Bathroom	6' 05" x 6' 04" or 1.96m x 1.93m



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

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