

Flat 1/2, 33 East King Street

HELENSBURGH, ARGYLL AND BUTE, G84 7QJ



Spacious two-bedroom first-floor flat set within a central Helensburgh location, minutes from Helensburgh Train Station and the town centre



0141 404 5474



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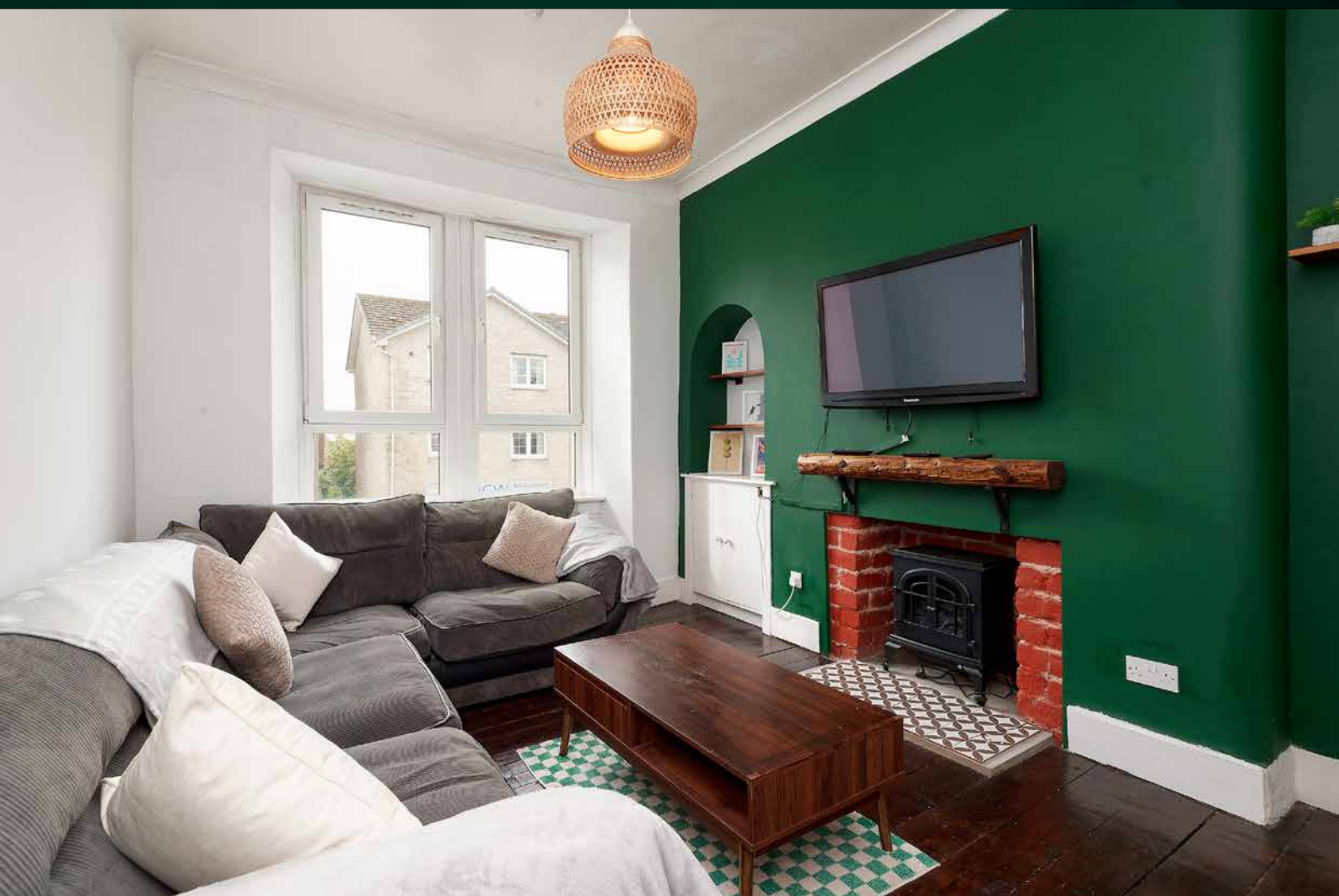


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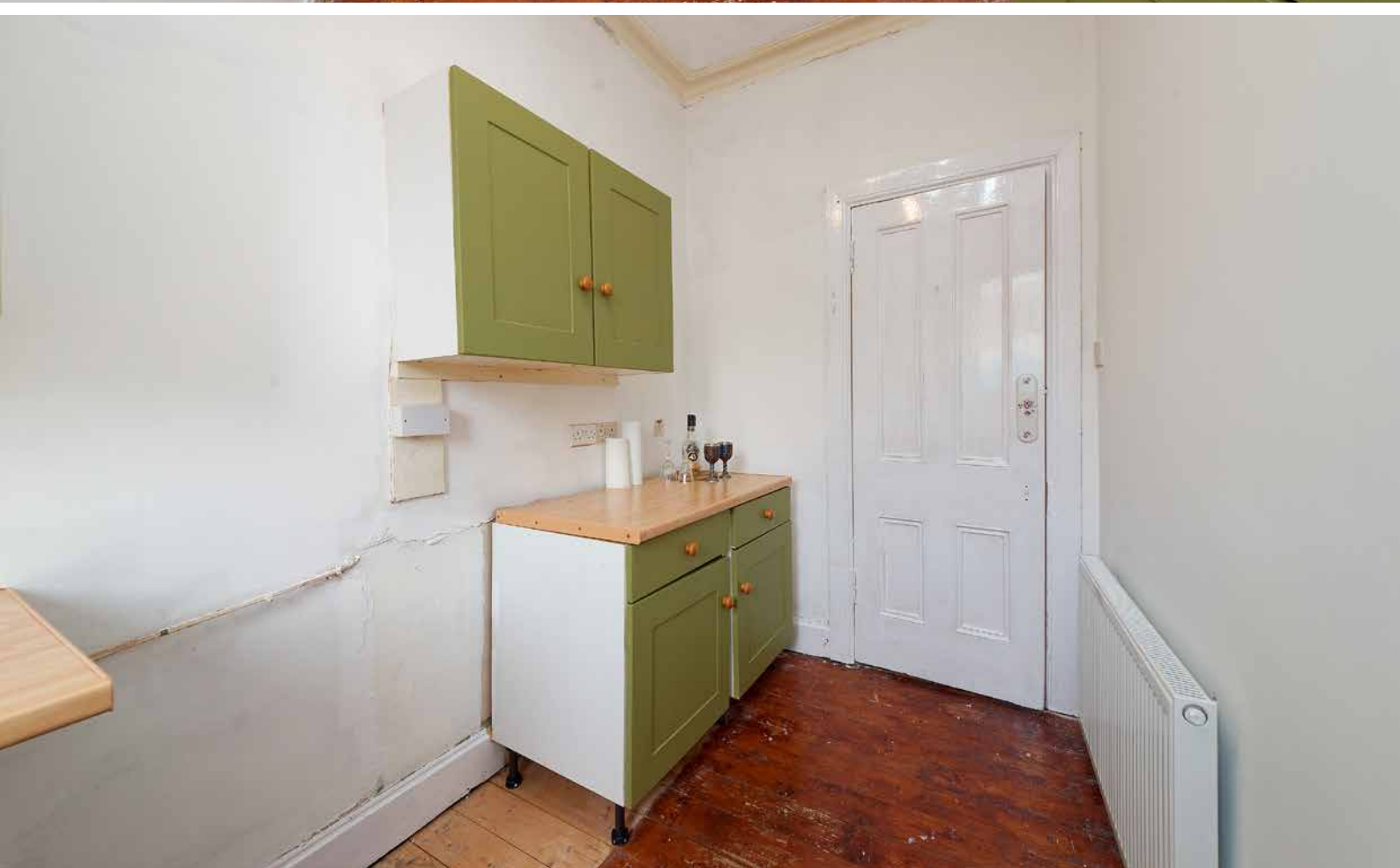
McEwan Fraser Legal is delighted to present Flat 1/2, 33 East King Street, a spacious two-bedroom first-floor flat ideally positioned within a central Helensburgh location. This well-proportioned property offers generous accommodation and excellent potential, making it an ideal opportunity for first-time buyers, professionals or buy-to-let investors.

THE LOUNGE



On entering the property, you are welcomed into a bright and spacious hallway which provides access to all rooms. The lounge and second bedroom are positioned to the left, while the kitchen and principal bedroom are to the right. The bathroom is located straight ahead, creating a practical and well-balanced layout. The lounge is a warm and inviting space, filled with natural light from large windows. Traditional décor and original flooring add character and charm. The kitchen is laid out in a practical L shape, offering a good amount of worktop space and storage. There is also ample room for freestanding appliances, providing the opportunity for the new owner to personalise the space to their own requirements.

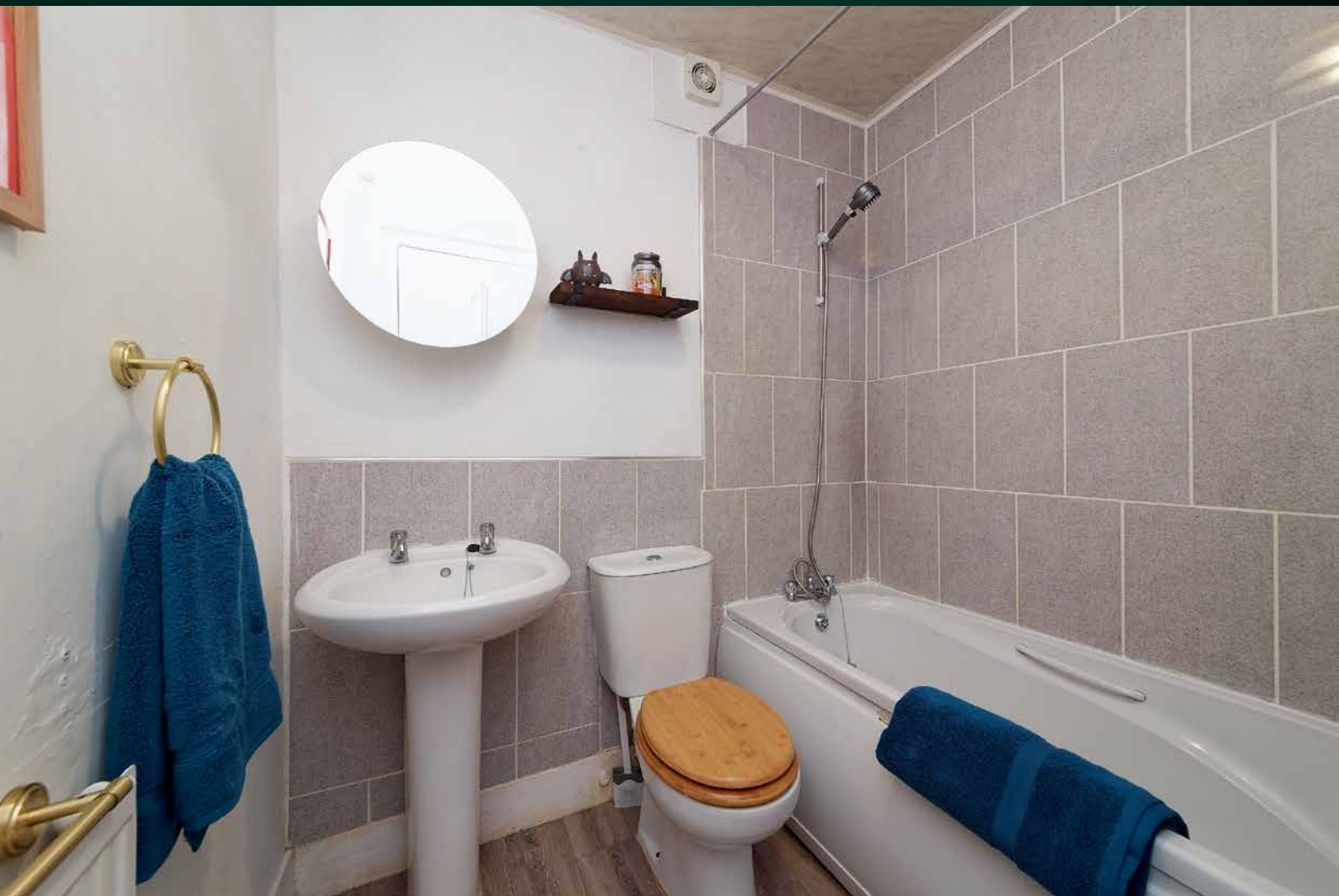
THE KITCHEN





Both bedrooms are generously proportioned and benefit from useful storage. The main bathroom completes the accommodation and is finished in neutral tones, comprising a bath with overhead shower, basin and WC.

THE BATHROOM



BEDROOM 1



BEDROOM 2

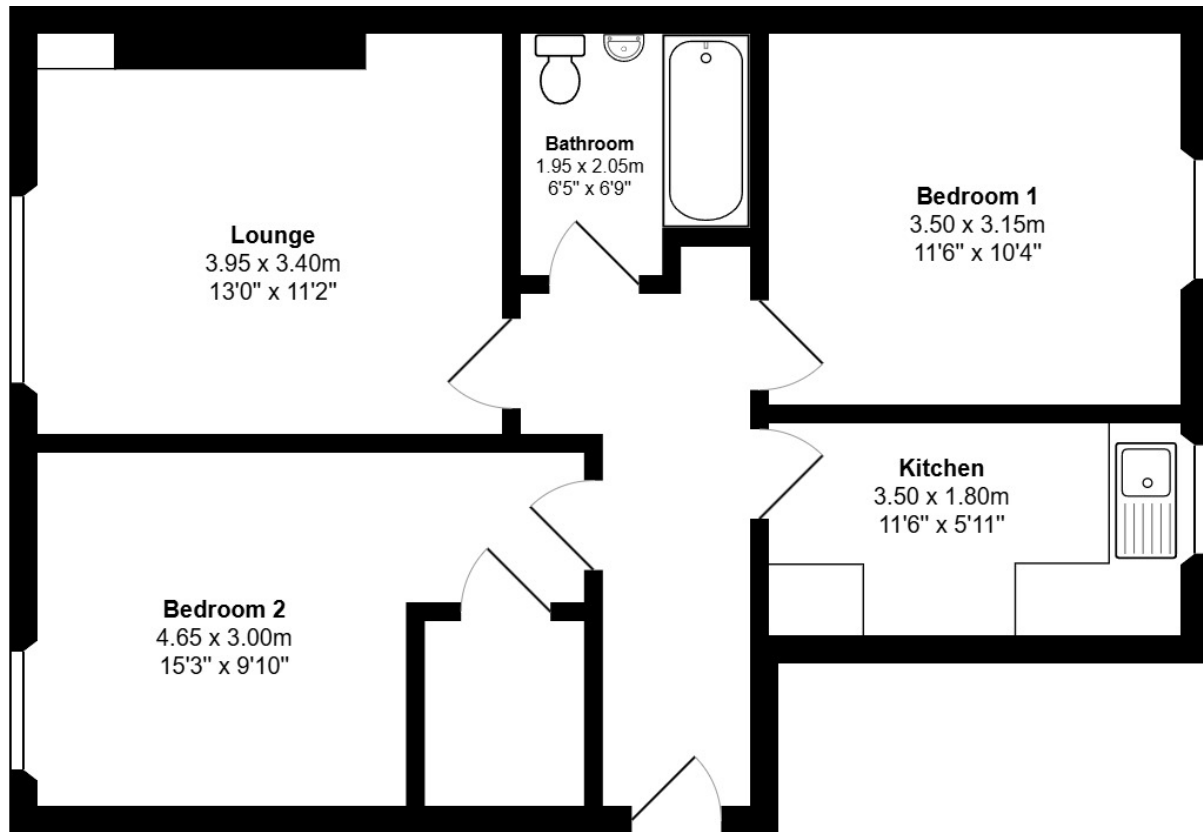


Externally, the property benefits from a well-maintained communal area.

COMMUNAL AREA

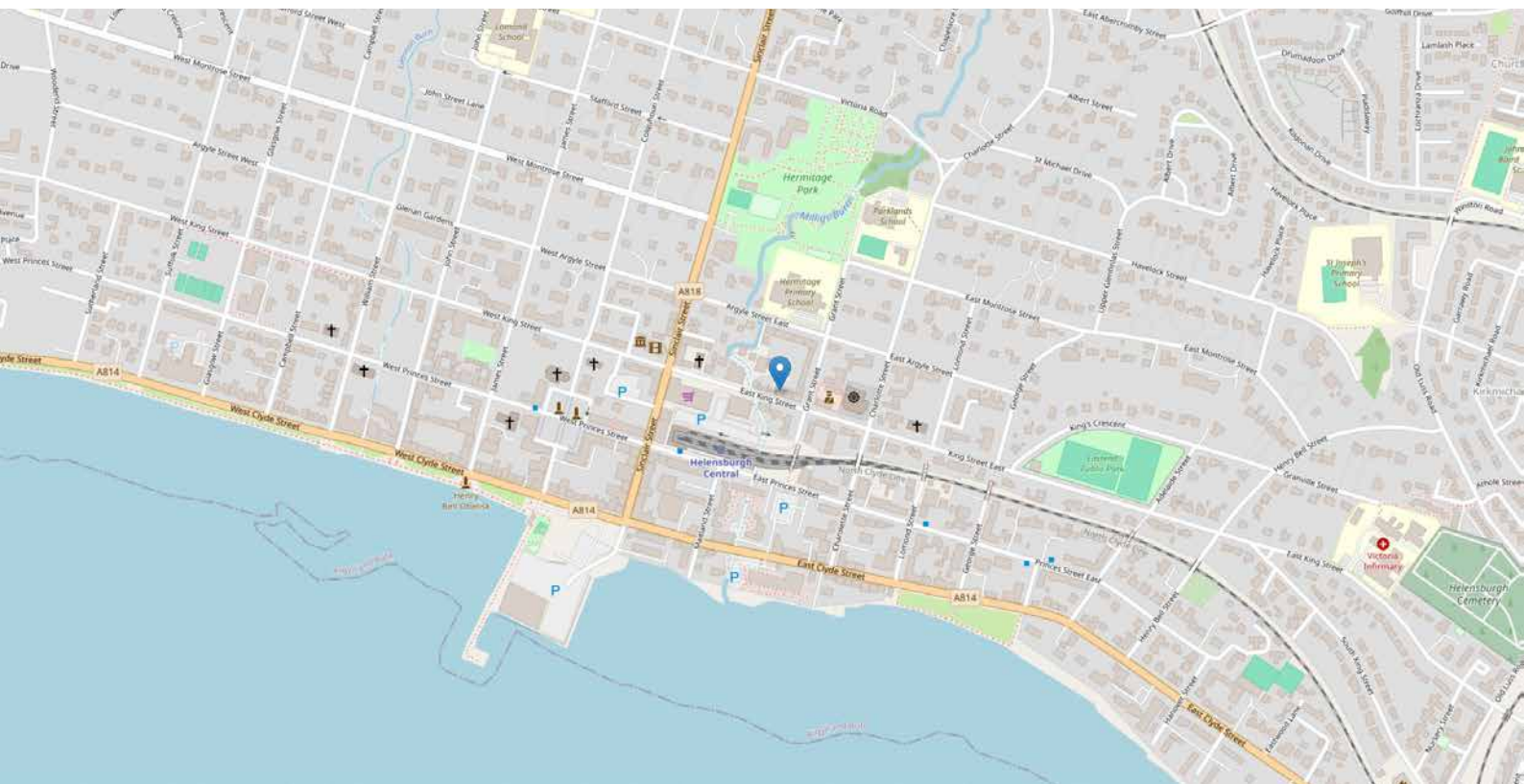


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

East King Street is ideally positioned within the heart of Helensburgh, with the town centre, shops, supermarkets, cafés, restaurants, bars and seafront all within easy walking distance. The area also offers a great range of leisure facilities and local amenities.





Transport links are excellent, with Helensburgh Central and Helensburgh Upper train stations nearby, providing regular services towards Glasgow, Edinburgh and along the West Highland Line. The property is also well placed for access to Loch Lomond and the surrounding countryside, while Glasgow, Dumbarton and Balloch are easily accessible by road and rail.



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