



Mcauslan Place
Helensburgh
G84 7LS

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Offers Over £140,000

This impressive Mid Terrace Villa offers, excellent family accommodation throughout and is situated in a quiet cul-de-sac setting with only handful of other similar homes

The property has a render exterior beneath a pitched roof.

At the front, there is a wide double driveway providing parking for two large cars. The impressive rear garden is enclosed by fencing and is mainly lawned.

There is also a lockable outside cellar at the rear which is insulated, has power and was used as a utility room.

Internally, the house is in beautiful condition throughout having been recently redecorated and has modern kitchen and bathroom in addition to excellent sized rooms.

The accommodation comprises entrance hallway, large main lounge/living room with wall mounted fire and a double glazed picture window to the front which provides a very open outlook down the cul-de-sac.



Home Report Valuation £150,000

<https://homereports.survpoint.co.uk/fgh04qfcd>

Council Tax Band C

EPC Rating D



The kitchen has a range of modern floor and wall storage units with integrated appliances, worktop surface area with breakfast bar, inset lighting, plumbing for washing machine and door leading directly to the garden.

The bathroom is also on the ground floor and is an excellent size with modern three piece suite comprising panelled bath, wash and basin with vanity unit and a w.c..



On the upper floor. There are three excellent sized double bedrooms, all with storage and the main bedroom with built in wardrobes.

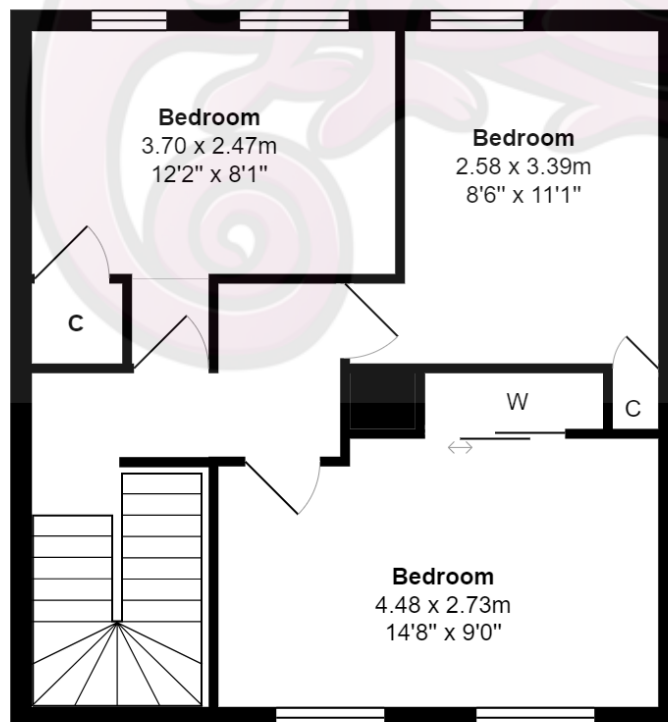
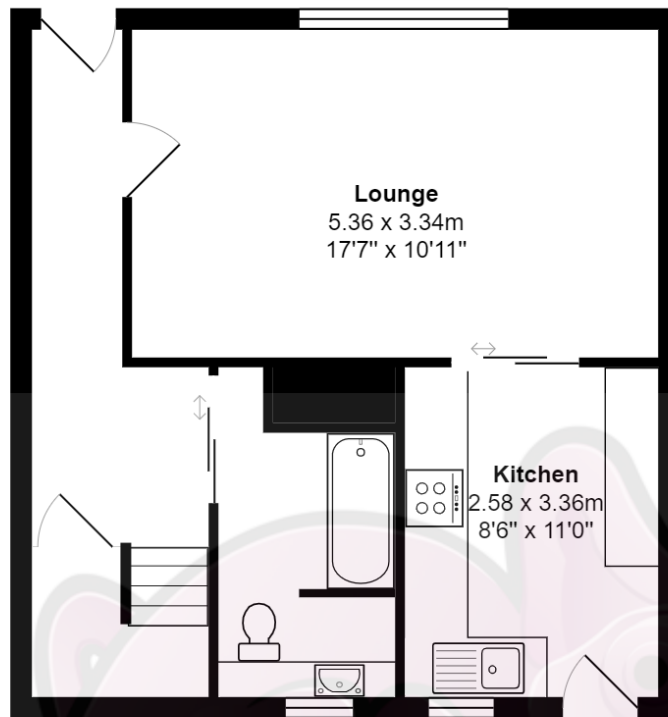
The house is heated with gas, central heating and benefits from double glazing, including a new back and front door.

The back garden backs onto the West Highland Train line which in the summer months has the Jacobean Steam Train/ Hogwarts Express regularly appearing.



Vendor Comments

Family friendly, quiet cul-de-sac with wonderful neighbours and only a short stroll from two local schools



Total Area: 93.2 m² ... 1003 ft²

All measurements are approximate and for display purposes only

Location

Mcauslan Place is a cul-de-sac location, just at the top of Henry Bell Street and therefore close to the primary school and local amenities. Helensburgh Centre is only a short distance away where there are an excellent variety of shops, banks, post office bars and restaurants. There is also a regular half hour train service with direct journeys to Glasgow and Edinburgh.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

