



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



West King Street
Helensburgh
G84 8DJ

3 
2 
2 

Offers Over £190,000

An excellent sized 3 bedroom End Terrace Villa, which is situated within larger than normal gardens including a south facing front garden, excellent sized rear garden which also provides off road parking and space for a garage if required.

The property itself is traditionally constructed and has a re-rendered exterior beneath a well maintained hipped natural slate roof. The house provides accommodation of over 1000 sq ft which makes us an excellent sized family home and viewing is recommended to appreciate the quality of apartments on offer.

At the front there is a large lawned area with central slabbed pathway and then a further patio adjacent to this. The garden is screened by a mature hedge and continues to side of the property to the rear where there is a level lawn with drying poles and then steps up to a further patio area with another set of steps lead to a large hardstanding parking area which is open onto Ardencaple Quadrant.

Internally the house has been well maintained over many decades and this sale provides a great opportunity to buy in what is a much sought after locale.



Home Report Valuation £200,000

www.packdetails.com

Council Tax Band D

EPC Rating D



The accommodation is entered via main door on the gable which opens to an entrance vestibule with further door through to the main hallway.

The main living area of the house is at the front and comprises a lounge/ dining area which is an excellent space and features as a dining area to one side and the far end is a bay window living room with feature fireplace and outlooks over the front garden.



Also on the ground floor is a downstairs shower room comprising shower enclosure, wash hand basin and WC and adjacent to this is the refitted modern kitchen with a range of floor and wall storage units incorporating built in hob and hood and a stainless steel sink and drainer. Large built in utility cupboard and a door opening directly to the rear garden.

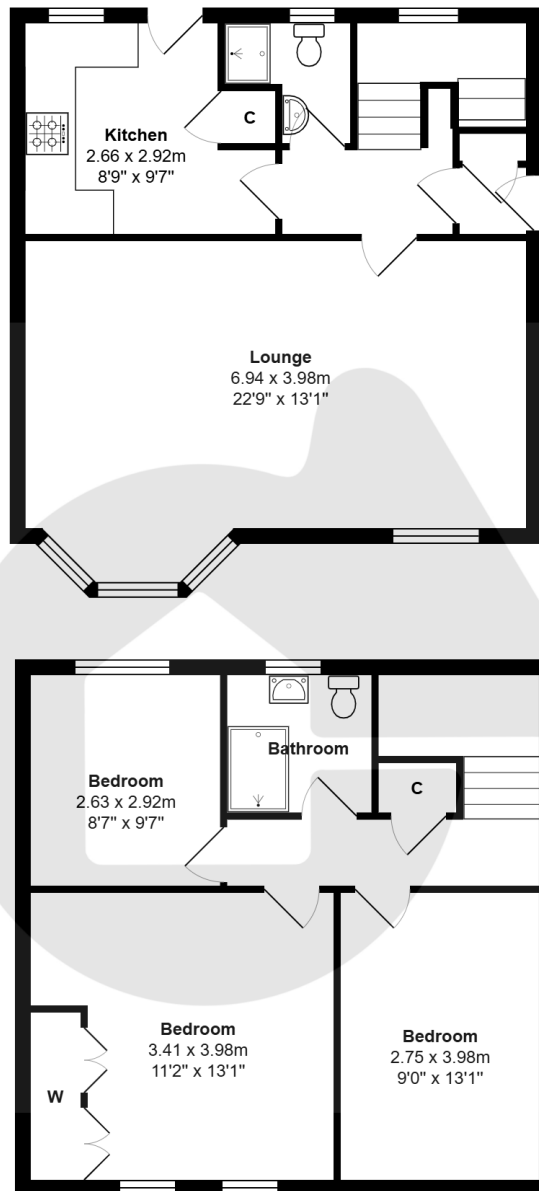
On the upper level, the landing provides access to the three double bedrooms and the modern upstairs shower room which comprises a double shower enclosure, modern wash hand basin and w.c.. There is also access to a large loft area.



The property further benefits from gas central heating and double glazing.

Vendor Comments

This has been a great house and has such a nice big garden. Very quiet location and yet so handy for access to everything.



Total Area: 99.3 m² ... 1069 ft²

All measurements are approximate and for display purposes only

Location

West King Street is situated in an established residential location in the lower west side of Helensburgh which is ideal as it is close to the seafront and has convenient access to the town centre. Helensburgh has an excellent range of amenities including shops banks post office bars and restaurants. There is also a regular half hourly service to Glasgow and for the services to Edinburgh.





www.propertybureau.co.uk

Glasgow Stirling **Helensburgh** Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

enquiries@propertybureau.co.uk
01436 674537

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.

