



PROPERTY
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West Princes Street
Helensburgh
G84 8XD

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Offers Over £115,000

Well-presented two-bedroom traditional flat located in a highly desirable central area of Helensburgh.

The property is within easy walking distance of a wide range of local shops, cafes, transport links, and other amenities, making it an ideal home for those seeking convenient town-centre living.

Situated on West Princess Street, the flat enjoys a prime position in the heart of Helensburgh, providing excellent access to everything the town has to offer.

The building features a red brick exterior beneath a well-maintained tiled roof and benefits from a communal garden to the rear.

Internally, the property is in excellent condition throughout, offering bright, spacious accommodation with a welcoming and comfortable feel.

Access is through a secure entry, leading up one flight of stairs to the property which leads into the hallway that includes a generous walk-in storage cupboard.



Home Report Valuation
£120,000

Council Tax Band C

EPC Rating D



To the front of the flat is a spacious lounge featuring a large bay window that allows plenty of natural light to fill the room. A well-fitted fireplace provides an attractive focal point and adds to the warm, inviting atmosphere.

Also located at the front is a generously sized bedroom with a large window and freshly painted walls.

Adjacent to the front door entry is a well fitted bathroom with a large bath and shower area and a nice toilet and sink.



To the rear of the property, the kitchen is well fitted with modern grey wall and floor units, a four-burner gas hob, oven, and a large sink. Two windows overlook the communal garden, bringing in additional natural light.

The second bedroom is also positioned to the rear and offers ample space, high ceilings, fresh carpets, and newly painted walls.

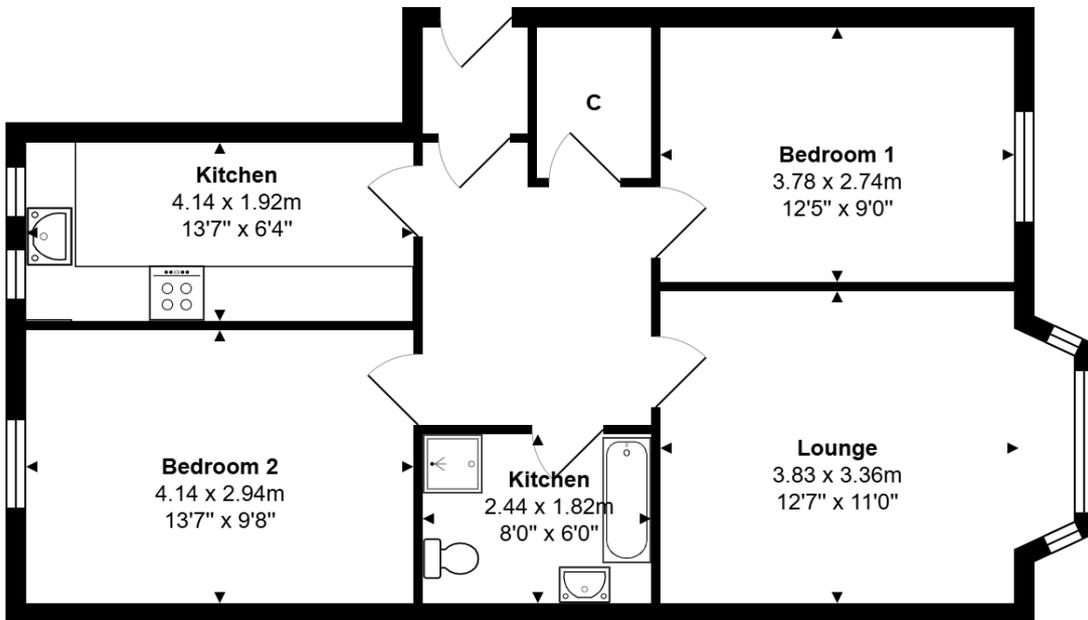


Further benefits include gas central heating and double glazing throughout.

Vendor Comments

This property has been a wonderful place to call home, offering a warm and welcoming atmosphere from the moment you step inside. Its location in Helensburgh is ideal, with everything you need just a short distance away, making day-to-day living both convenient and enjoyable. It's a home that truly combines comfort, charm, and accessibility, and it has been a pleasure living here.

Flat 1/2, 104, West Princes Street, Helensburgh, G84 8XD



Total Area: 61.5 m² ... 662 ft²

All measurements are approximate and for display purposes only

Location

West Princess Street is situated in the centre of Helensburgh town centre, which offers ample shopping and leisure facilities, cafés and restaurants. Helensburgh Station is on the main Queen Street line with direct services to Glasgow Queen Street and Edinburgh Waverley, while Helensburgh Upper Station lies on the West Highland line. There is a selection of local primary schools, with the reputable Hermitage Academy as the local secondary school. Helensburgh is ideally placed for access to Loch Lomond National Park and the naval bases at Faslane and is within commuting distance of Glasgow.





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