



PROPERTY
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39 Charlotte Street
Helensburgh
G84 7SE

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Offers Over £689,000

This substantial Sandstone Detached villa is situated within beautifully kept, private garden grounds and offers a once in a lifetime opportunity to purchase a forever home.

The property itself was built in the 1880's and provides exceptional accommodation over two stories and also includes a further staircase leading to a sizable games room on the top floor. The house is one of the rare ones in Helensburgh which has full height rooms on the entire first floor level and therefore creates a much greater feeling of space and also enhances what are already fantastic views over the gardens and beyond to the Clyde Estuary.

Internally the accommodation extends to around 3200 sq ft which makes this one of the areas largest properties and therefore provides ample opportunities for versatile use of the apartments depending on family requirements.

The property is in a fantastic private setting and indeed when you look out most of the windows all you can see are mature trees and a few of the original properties of Helensburgh which will take you back to period when these prominent houses were the only ones in the area which is why they are located in such sought after locations.

The garden grounds themselves extend around 0.6 of an acre, are mainly level and screened by selection of mature shrubs and original boundary wall.



Home Report Valuation
£725,000



Gowanlea is accessed off Charlotte Street and the driveway leads to a large chipstone parking area at the front and side. Adjacent to the house is a double car garage with separate up and over doors and beside this is a separate brick built outbuilding with pitched slate roof and access door to the side.



Internally the accommodation comprises large reception hallway with original staircase leading to the upper level. There is a bay window drawing room, separate dining room with front facing windows, further family room at the rear and downstairs double bedroom and bathroom. At the rear hallway, behind the stairs, are a couple of large store areas and a further door opening to the back garden.

Also on this level is a further sitting room/breakfast room which leads to the large dining sized kitchen which has an abundance of modern storage units, space for table and two windows offering a great outlook over the garden. Behind this is a large utility room with door to the rear.



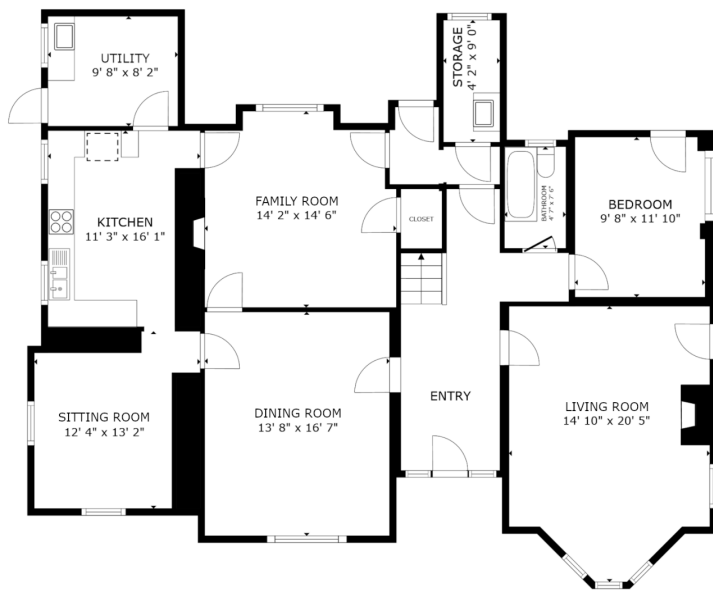
On the first floor level there are four large double bedrooms, main family shower room which has a newly installed large walk-in shower, wash hand basin and w.c.

An original narrow staircase from the upper landing leads to lovely open games room with windows to the front and rear.

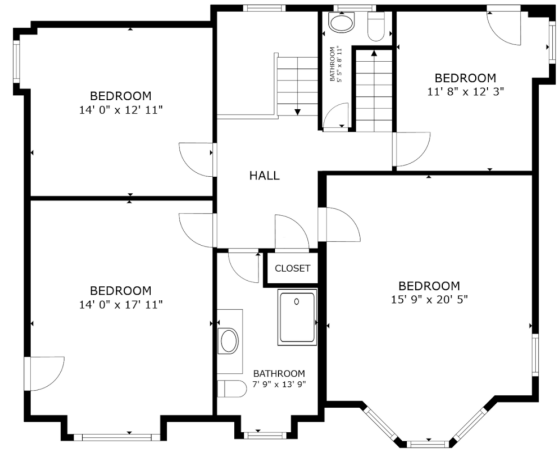
The property further benefits from a modern gas fire central heating system, supplied by two Worcester boilers which are located in the cellar. The property has been rewired, is freshly decorated and has mainly self coloured carpets throughout.

Vendor Comments

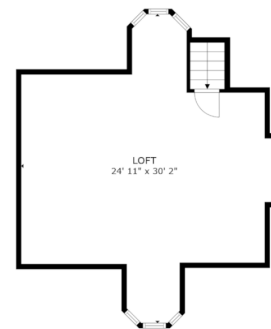
This has been a fantastic home we have enjoyed for many years. The privacy and space within the gardens is fantastic especially being in such a central location.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,547 sq.ft. FLOOR 2 1,199 sq.ft. FLOOR 3 509 sq.ft.
 TOTAL : 3,255 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location

Charlotte Street and as mentioned, is within easy walking distance of the town centre. Helensburgh itself is an affluent commuter town, which offers an excellent train service to Glasgow, Dumbarton and Edinburgh. The birth place of John Logie Baird, the town provides places of historic and cultural interest and boasts first class state and private schools, a wide variety of shops, health care services, churches, banks, restaurants, bars, cafes, coffee shops, leisure centre, swimming pool, and a number of sports and recreational facilities catering for a wide range of out-door pursuits.





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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.

