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Argyll View  
Helensburgh  
G84 8QR

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## Offers Over £110,000

Argyll View is always a popular location as these purpose built apartments are really well designed, have great layout of rooms and this particular one is on the preferred 1st floor and has a nice view from the lounge out towards the Clyde Estuary.

The properties were constructed c. 2005 by renowned local builders Messrs. J Allan Osborne. The building is finished to high standard including render exterior above a blonde stone base and set beneath a pitched concrete tile roof. Entry is via security controlled main door with stairs leading to all apartments and there are an ample mono block resident and visitor parking spaces immediately to the front.

Internally the apartment provides spacious accommodation of just under 800 sq ft which makes this one of the larger styles of flat in the area.



Home Report Valuation  
£120,000



The accommodation comprises entrance hallway with useful storage cupboard to one side and there is nice inset ceiling lighting. The main lounge/ living room is a great size and has French doors at the front providing a nice private outlook and this includes partial views onto the Clyde Estuary. At the side of the room there is access to the kitchen with the room being divided by clever pocket sliding doors which mean this can be semi open plan if required.



The kitchen itself has original beech fronted floor and wall units Incorporated stainless steel sink integrated dishwasher integrated fridge in freezer and plumbing for washing machine. Integrated gas hob oven and hood, ample worktop surface area and also room for table to one side if required.

There are two double bedrooms, both with storage and the master having an en suite shower room.

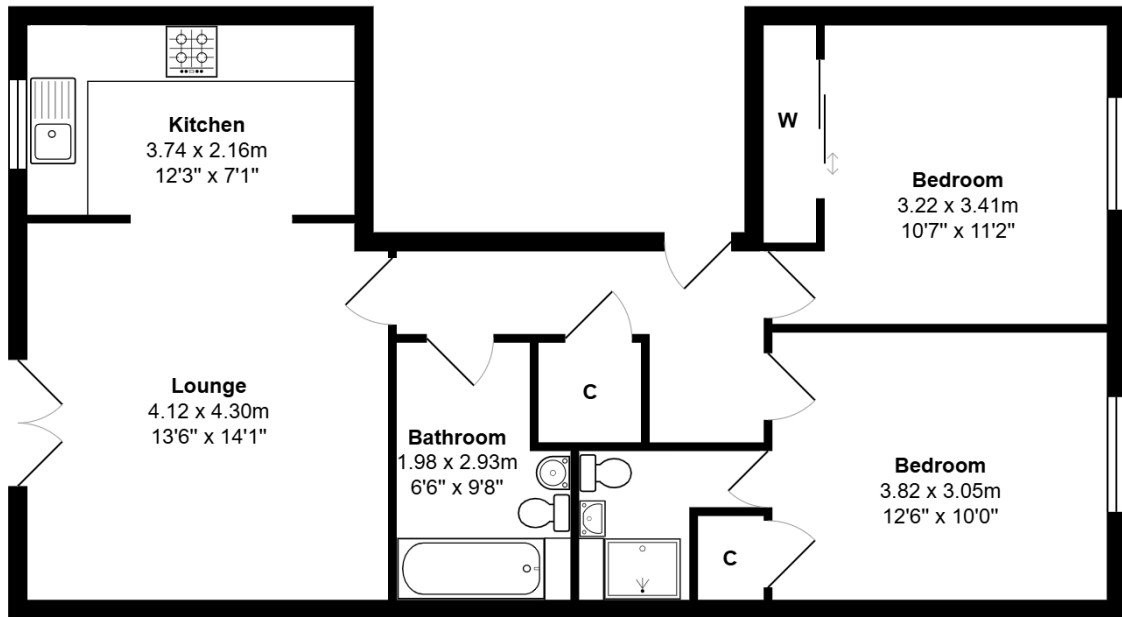


The main bathroom is a great size and has a well maintained three piece suite comprising panelled bath wash hand basin and w.c..

The property is heated with gas fire central heating and benefits from PVC double glazing and security controlled entry.

## Vendor Comments

*This has been an excellent flat as is such a nice area as it's so quiet and yet very handy for access to the seafront and the local amenities.*



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Helensburgh is an affluent town with wide elegant tree-lined streets, long promenade and attractive parks and gardens to create a pleasantly distinguished atmosphere. The town enjoys an eclectic mix of small exclusive retail outlets as well as large supermarket and chain stores to ensure an enviable quality and lifestyle. There are regular public transport links to major centres of commerce and Glasgow international airport is a relatively short car journey away. Schooling can be found locally at all levels. Whilst the town enjoys a vibrant nightlife with bars and restaurants.





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