



West King Street
Helensburgh
G84 8EB

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Fixed Price £275,000

A well-presented, five -bedroom Traditional Attached Villa situated in an excellent central location in Helensburgh.

The property has an excellent Bungalow style feel as the majority of the rooms (including a lovely downstairs shower room) are all on the lower level which means this could be ideal for someone looking for this type of accommodation but with the benefit of guest or visitor bedrooms on the upper floor.

The property is also within walking distance of all surrounding shops and amenities and would make an excellent home or be perfect for someone looking for a centrally located Helensburgh property.

West King Street is located through the central area of Helensburgh, making it the ideal location for accessing all the town has to offer within close proximity.

The building itself is constructed with brick beneath a tiled roof and offers a private, spacious rear garden which is fully slabbed.

Internally, the house is in excellent condition throughout, with spacious rooms, fresh decoration, and a modern-style kitchen and bathrooms.

The accommodation comprises a double-glazed front porch, a bright reception hallway with a staircase featuring a stylish banister, and a bay-windowed main lounge/living room with a feature wall and light carpets.



Home Report Valuation
£310,000

www.onesurvey.org

Council Tax Band E

EPC Rating D



Also facing the front is a spacious double bedroom with a bay window and at the far side of this room is access to a large study/home office area which has a window looking out to the rear grounds.

The kitchen is well-fitted with quality grey floor and wall storage units with chrome handles, a chrome four-burner gas hob and oven, a wall-mounted fan, a white splashback, and integrated appliances alongside free standing units within the spacious room. Adjacent to the kitchen is a utility room with a further sink and worktop, direct access to the rear garden, and ample cupboard space.

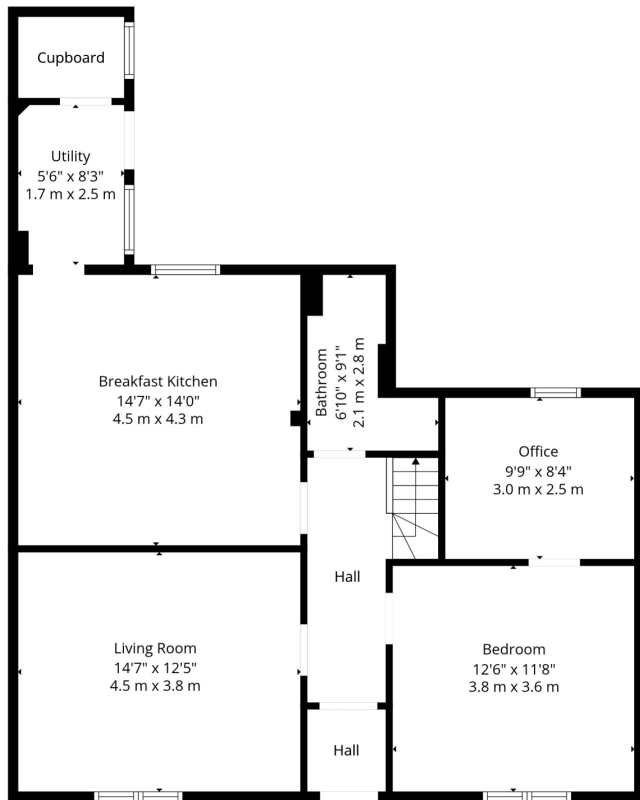
On the upper floor, there are three further double bedrooms and a single bedroom. A modern three-piece bathroom suite with panelled bath, wash hand basin and w.c. Skylight window provides ample natural light.

The property benefits from gas central heating and double glazing.

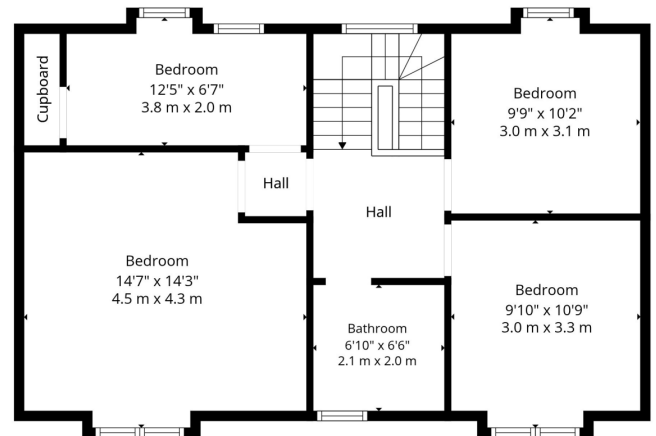


Vendor Comments

This has been a great property we have had for many years. House is in very good order and will make a great home for the next buyer.



Ground Floor



1st Floor



Total: 1432 sq. Ft, 133 m2
Ground Floor: 844 sq. Ft, 78 M2, 1st Floor: 588 sq. Ft, 55 m2
Excluded Areas: Low Ceiling: 48 sq. Ft, 3 M2, Walls: 101 sq. Ft, 12 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

West King Street is situated in the centre of Helensburgh town centre, which offers ample shopping and leisure facilities, cafés, bars, 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 and the naval bases at Faslane and Coulport.





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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.

