



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Sinclair Street
Helensburgh
G84 8SU

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Offers Over £79,000

This spacious 1st Floor Flat is situated in a red sandstone building which has recently been completely upgraded (2026) and is situated in a central location in the heart of Helensburgh.

The apartment has also been fully redecorated and has new carpets and flooring in addition to the lovely new shower room.

The property would be an excellent first home or could also be a very popular buy to let and even going forward the layout of the apartment could also be changed to provide two bedrooms by combining the recess areas (subject to warrant).

The front is accessed via security controlled main entrance door and then steps lead up to the first floor which gives access to the communal landscaped rear gardens which are above the shops below. This sizeable space has new slabbed patio area and is a great space for sitting out.



Home Report Valuation
£82,000



There are wooden storm doors opening to an entrance vestibule with further door to the main hallway. The hallway provides access to all apartments and has a large walk in storage cupboard to one side, new quality flooring and fresh decoration.

The lounge has a bay window to the front which has partial views to the Estuary, feature fireplace to one side and a large walk in cupboard within the recess area at the far side.

Bright kitchen which is dining sized and has a recess area at one side with space for table. The kitchen area is basic and has a stainless steel sink within a small worktop area, window to the rear and shelved recess storage at the side.

There is a good sized double bedroom with window to the front, space for free standing units, new fitted carpet and fresh decoration.

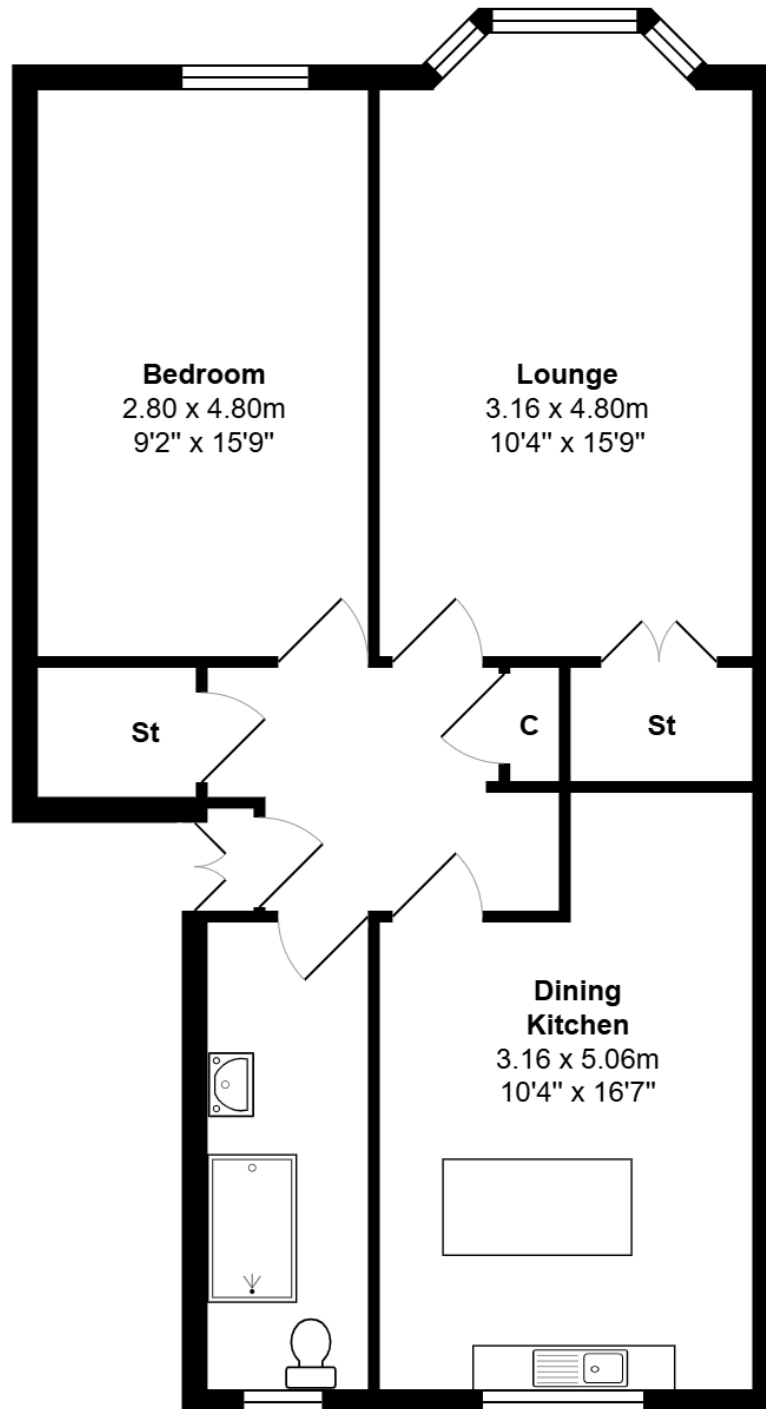
Lovely new shower room with large double shower enclosure with electric shower and screen, wash hand basin and w.c. Window to the rear,

The property further benefits from electric heating, double glazing and security controlled entry.



Vendor Comments

Such a great location as within walking distance of everything you could need.



Total Area: 60.4 m² ... 650 ft²

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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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.

