

# 2 Charlotte Street

HELENSBURGH, G84 7PH



*Excellent five-bedroom apartment in  
the centre of Helensburgh*



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The property is presented in Walk-in condition and offers a great opportunity for any family thinking of getting away from it all, enjoying the invigorating fresh air, and the altogether more peaceful pace of life this lovely location offers.

# THE ENTRANCE & UTILITY



The accommodation comprises a welcoming entrance hallway with a small utility room on the ground floor.



Moving on to the second level - there is a bright and very spacious lounge which given its shape would suit a range of furniture configurations. Light floods in from the hallway creating a very pleasing ambience. The feature fireplace has a log burner and creates a very pleasing focal point for the room.

# THE LOUNGE





# THE KITCHEN



The kitchen is perfect for the home, finished in a lovely range of fitted units in neutral tones. Appliances include an electric hob, oven and dishwasher. All helping to make a great space to cater for a busy family's needs.





The tiled family bathroom is bright and fresh and contains a tap fed shower over the bath and a white suite.

# THE BATHROOM



There are four good sized bedrooms in this lovely home, with a 5th box room built into the eaves - it can comfortably fit a single bed but also be used as an office or studio. All bedrooms have ample space for free-standing furniture, two double wardrobe storage spaces. The home is kept warm and comfortable via double glazing and gas central heating.

## BEDROOM 1 & 2





# BEDROOM 3 & 4





# BEDROOM 5





The lovely back garden space also has the potential to be a real feature, it is secure and pet/child-friendly and on sunnier days the patio area offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day.

This great home would make an ideal buy for first-time buyers, a family or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a fantastic value for money family home with the hard work already done.

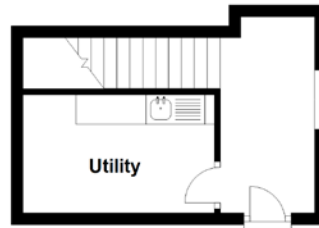
# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor  
Utility

3.25m (10'8") x 2.00m (6'7")

First Floor

Lounge

4.70m (15'5") x 3.15m (10'4")

Kitchen

3.10m (10'2") x 2.15m (7'1")

Dining Area

3.55m (11'8") x 2.15m (7'1")

Bedroom 1

3.50m (11'6") x 2.55m (8'4")

Bedroom 2  
Bathroom

3.20m (10'6") x 3.10m (10'2")  
2.20m (7'3") x 2.15m (7'1")

Second Floor

Bedroom 3

3.50m (11'6") x 3.00m (9'10")

Bedroom 4

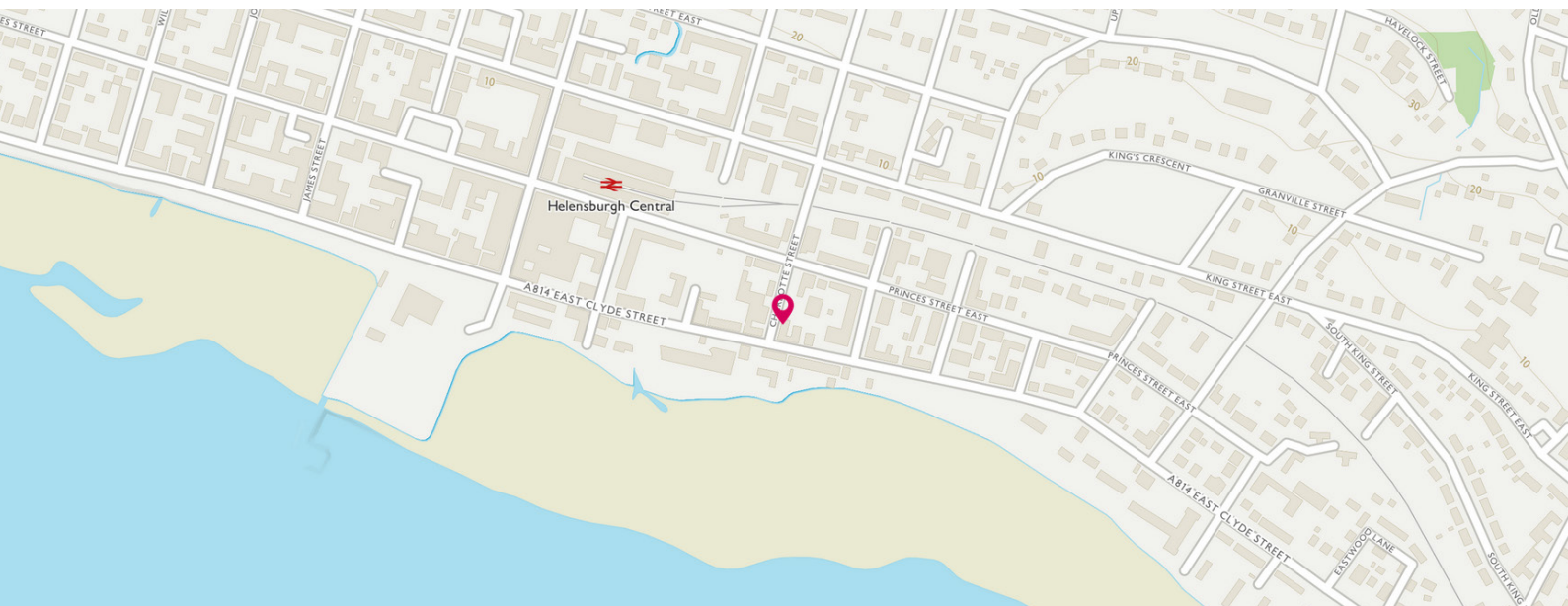
3.60m (11'10") x 2.10m (6'11")

Bedroom 5

6.70m (22') x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: D





# THE LOCATION

Helensburgh today acts as a commuter town for nearby Glasgow and serves as a main shopping centre for the area and for tourists attracted to the seaside resort. Helensburgh is also influenced by the presence of the Clyde Naval Base at Faslane on the Gare Loch, a major local employer.







The seafront has an indoor swimming pool, an esplanade walk, a range of shops, cafes, pubs, sailing facilities including Helensburgh Sailing Club, and situated just beyond the town boundary lies its marina. The streets are built on a gentle slope rising to the northeast, and at the brow of the hill, a golf club has views looking south out over the town to the Clyde, and to the north across nearby Loch Lomond to the Trossachs hills. A variety of primary and secondary schooling is available within the town and the seafront lies within a short stroll.



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