

140 East Clyde Street

HELENSBURGH, G84 7AX



*Well maintained and deceptively spacious
three-bedroom mid terrace property*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to the market this wonderful three-bedroom mid-terrace villa that offers ideal family accommodation over two levels whilst being located in a convenient location with upper levels affording views of the Clyde Estuary.

THE LOUNGE/DINER



The walled and easily maintained front garden gives way to the front door and a spacious reception hall with grey laminate flooring and a grey carpeted stairway to upper accommodation. The large open-plan lounge/dining room with a bay window overlooking the front garden is tastefully finished with additional storage below the bay window. There is a feature fireplace and to the rear, there are patio doors which lead to the rear garden.

THE KITCHEN



The modern fitted kitchen has a tiled splashback over the work surface and ample base and wall-mounted units. There is an integrated slimline dishwasher, oven, hob and extractor hood, space and plumbing for white goods, an integrated fridge freezer and an additional door giving access to the garden.



The upper landing gives access to all three generous bedrooms, bathroom and attic; the master bedroom with bay window to the front with ample space for bedroom furniture. Bedroom 2 is a further double bedroom situated to the rear and affords views of the Clyde Estuary. The third bedroom is a larger single bedroom. The showcase modern bathroom is a delight. White panelled walls complement the grey ceiling and grey flooring with a modern white suite including a “P” shaped bath with a reliable Triton shower above it and a quality curved glass screen to finish things off.

The subjects are enhanced by double glazing and a gas-fired central heating system with a ‘combi’ boiler.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The rear south-facing private garden has generous decking and a driveway and a large wooden shed boasting power and light, which is accessed via a lane off Somerville Place.

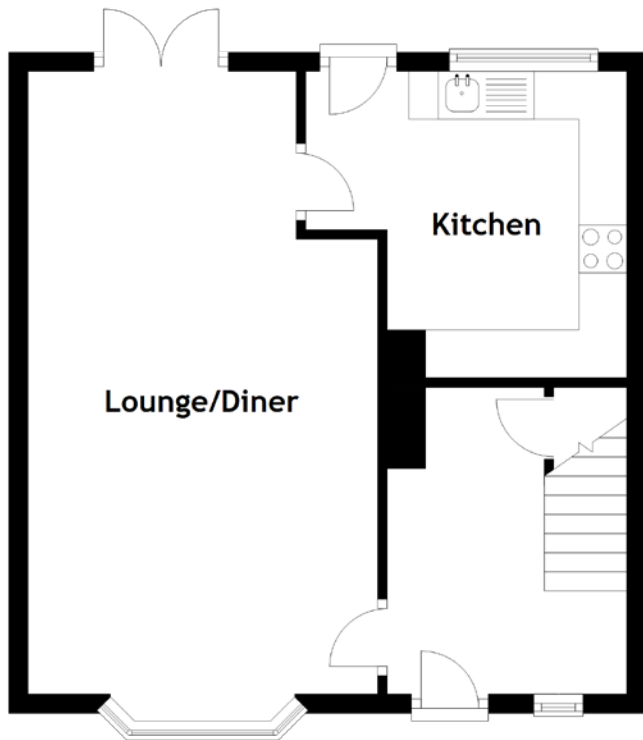
This property is a fine example of its type and the location is sure to bring the crowds. Early viewing is strongly recommended.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

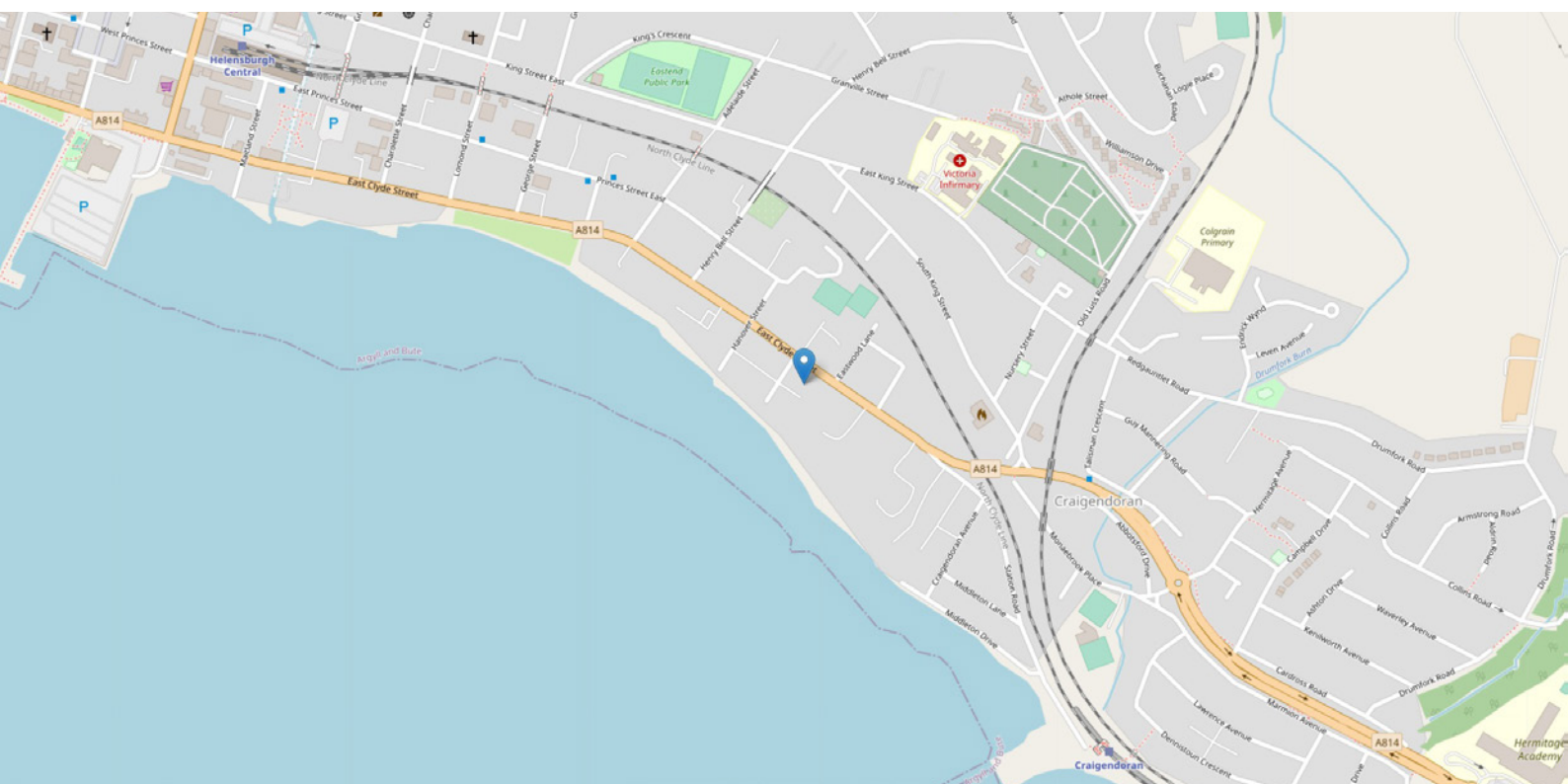
Lounge/Diner	6.50m (21'4") x 3.65m (12')
Kitchen	3.35m (11') max x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	3.75m (12'4") x 3.15m (10'4")
Bedroom 2	4.10m (13'5") x 2.75m (9')

Bedroom 3

3.00m (9'10") x 2.25m (7'5")

Gross internal floor area (m²): 80m²
EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.