

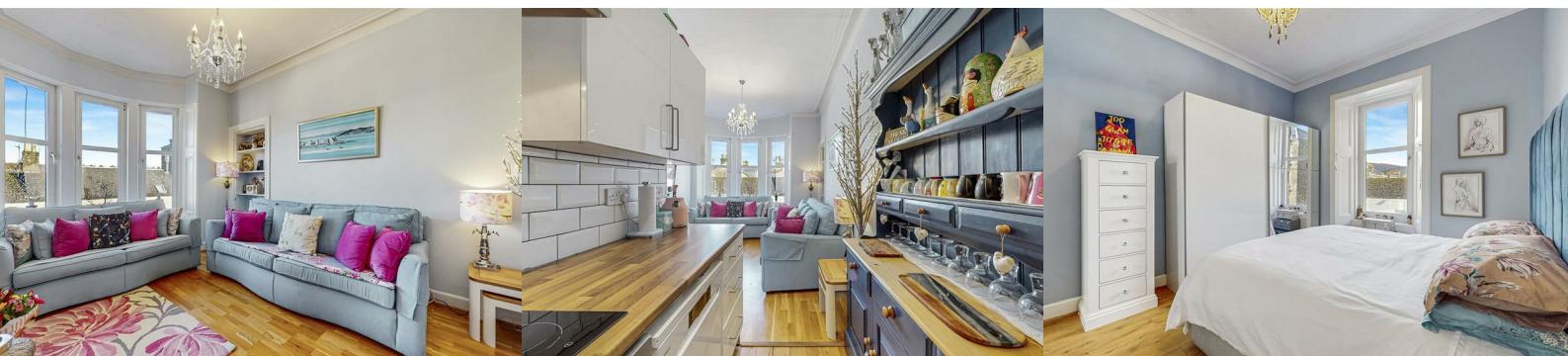


28 John Street, Helensburgh, G84 8BA

Offers over £104,995



Elevate Property Services are delighted to present this splendid TWO bedroom second (Top) floor flat to market. This property is located within the highly sought after Helensburgh area and is within walking distance of a host of amenities and transport links.



Property Information

Welcome to Flat 2/3, 28 John Street, this fantastic property is sure to appeal to a variety of purchasers and is not expected to be available for long.

Externally the property benefits from ample on street parking to the front and a communal garden with drying green to the rear. This splendid property is situated on the second (top) floor of this well-maintained building.

Upon entering, you are welcomed into the reception hallway which leads all rooms and benefits from a large storage cupboard. At the end of the hallway, the open-plan lounge and kitchen is bright and airy with a large window flooding this room with an abundance of natural light. The kitchen space benefits from wall and base mounted units paired with wood effect worktops. Integrated appliances include an electric hob, oven and extractor fan with space available for a freestanding dishwasher. Both bedrooms are well proportioned and benefit from large windows, creating bright and relaxing spaces. A modern, galley style shower room completes this property, comprising of a shower cubicle with rainfall shower, wash hand basin and W.C. Within the spacious hallway, a large cupboard is available providing additional storage. The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within the popular Helensburgh Town centre and within walking distance of shops, cafes, restaurants and excellent local amenities. Both Helensburgh Central and Helensburgh Upper Train Stations offer direct rail links to Glasgow and Edinburgh, making this an ideal base for commuters. Highly regarded primary and secondary schools are close by, and the property is within easy reach of Loch Lomond & The Trossachs National Park, offering superb opportunities for walking, cycling and outdoor pursuits.

We would highly recommend an early viewing as have no doubt this property will be extremely popular. Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

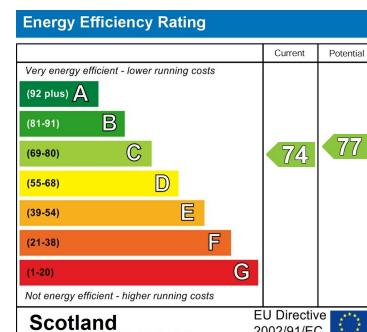
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.