



## 2/1, 8 Prince Albert Terrace, Helensburgh, Argyll and Bute, G84 7RY

Well-Presented, Spacious, Traditional, Two-Bedroom, Second-Floor Flat.

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# Property Description

Spacious, two-bedroom, second-floor flat, forming part of an elegant, traditional, stone-built tenement. Located in a sought-after residential area, in the popular coastal town of Helensburgh.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a bathroom and a WC.

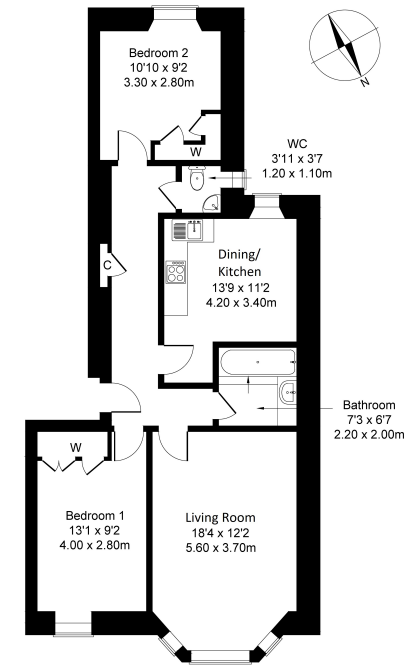
The characterful period property features tall ceilings, intricate cornice work, a wood-panelled bay window, an impressive traditional fireplace, and a contemporary kitchen and bathroom. In addition, there is modern, wood-effect flooring, gas central heating, double glazing and a secure entry system.

Further features include a well-maintained, shared garden to the rear and lovely rooftop views.

An entrance hall, fitted with storage and modern, wood-effect flooring, leads into a well-proportioned living room, featuring period cornice work, a characterful bay window and a handsome traditional fireplace. There is generous space for a variety of freestanding furnishings. A bright, southerly-facing kitchen, with space for a dining table, is fitted with contemporary base units, rustic shelving and stylish splashback tiling. Appliances include an integrated oven and gas hob.

Set to the front, bedroom one is fitted with modern, wood-effect flooring and built-in wardrobe storage, and features an open fireplace. Rear-facing bedroom two, also with fitted wardrobe storage, provides a carpeted, flexible space, with peaceful rear garden views. A stylish contemporary bathroom features a bath with a shower overhead, a basin set into storage, a chrome, ladder-style radiator and stylish splash wall tiling. A separate WC, with a white two-piece suite, completes the accommodation.

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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Considered by many as a gateway to the Highlands, Helensburgh combines both town and country living, with Loch Lomond and the Trossachs within easy reach. The Glencoe and Nevis Range ski areas are both within approximately an hour and a half's drive, while for water sports enthusiasts the Firth of Clyde provides some of Scotland's most exciting sailing. Helensburgh Central Station is on the main

Glasgow Queen Street line, with Helensburgh Upper Station on the West Highland line. There is a selection of primary schools in the town, with the reputable Hermitage Academy being the local secondary school. Private schooling is catered for by Lomond School which provides facilities for day pupils and boarders alike. Helensburgh offers a wide range of amenities including good local shopping and numerous civic and leisure facilities.





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