



30 MAITLAND COURT

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 north east, 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.

This spacious and extremely well presented Upper Maisonette Flat, enjoys a convenient position close to the town centre with its range of shops, leisure and transport facilities with train station with regular service to Glasgow a mere stones throw from flat. Situated within a recently renovated building with double-glazing and gas heating the accommodation is well laid out and offers fabulous storage facilities within.

The property is laid out over two levels with the lower level comprising entrance hall with ample storage, a bright lounge with peaked bay window and modern kitchen with fitted units and built-in storage.

On the upper level there are two double Bedrooms and a beautifully presented family Bathroom with modern three-piece suite and shower over bath.

This property is sure to have great appeal, ideal for first time buyers, young families and would be a great investment for the discerning Buy-To-Let investor.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

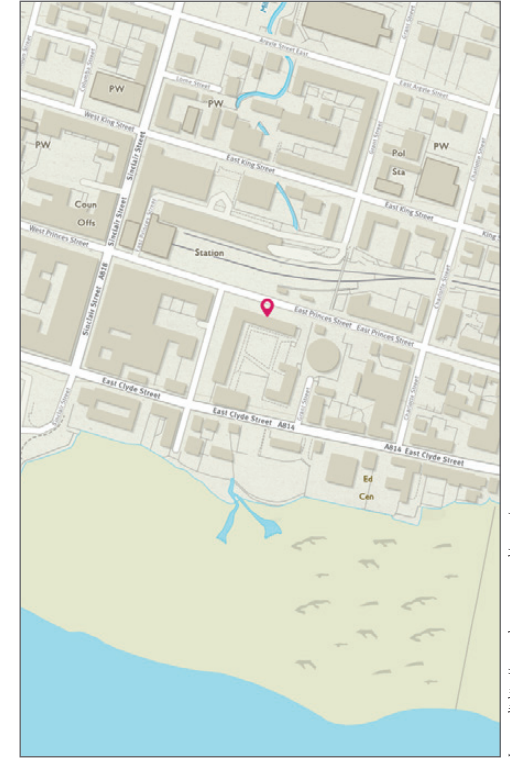
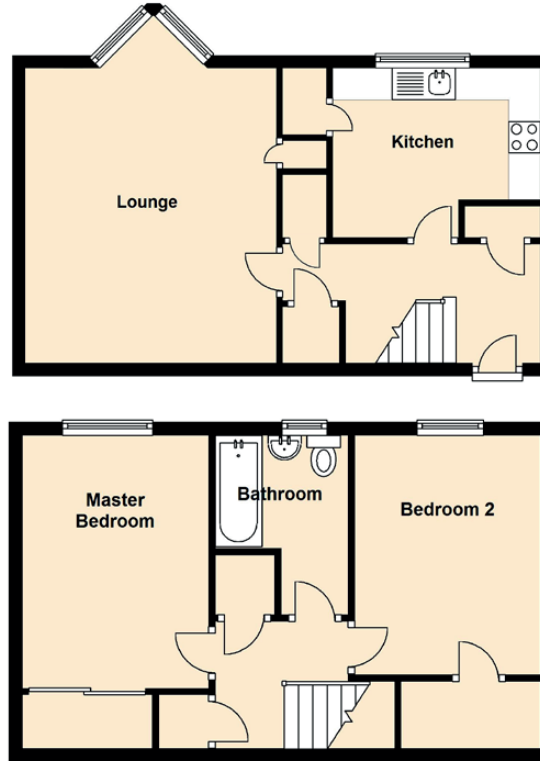
Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 2.70m (8'10")
Master Bedroom	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m²)

65m²

EPC Rating

C



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Text and description
ALAN DONALDSON
Strategic New Business Manager



Professional photography
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Photographer



Layout graphics and design
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Designer

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