



## Flat D, Coronation Mansions

Lochnell Street | Lochgilphead | PA31 8JN

Guide Price £90,000

**Fiuran**  
PROPERTY



# Flat D, Coronation Mansions

Lochnell Street | Lochgilphead | PA31 8JN

Flat D Coronations Mansions is a spacious and beautifully presented first floor Apartment with 2 Bedrooms and shorefront garden, located in Lochgilphead's town centre.

Special attention is drawn to the following:-

## Key Features

- Spacious upper floor Apartment
- Hallway, Kitchen/Diner, Lounge
- 2 double Bedrooms, Shower Room
- Double glazing throughout
- Recently renewed heating system
- Recently refurbished roof
- Private garden area & shared drying green to rear
- Private garden storage area
- Shorefront location with views of Loch Gilp and beyond
- Ample free on-street parking
- Convenient to town centre and amenities
- All appliances and furniture can be included in the sale
- No chain



Flat D Coronation Mansions is a spacious and beautifully presented first floor Apartment with 2 Bedrooms and shorefront garden, located in Lochgilphead's town centre.

The accommodation comprises, spacious Hallway, modern fitted Kitchen/Diner, Lounge with large bay window, 2 double Bedrooms, and a contemporary Shower Room.

Fully double glazed, the property has been freshly decorated to a high standard. An area of private garden along with a communal drying green is included, with sea views across Loch Gilp.

Brought to the market chain free, it would be an ideal starter home or for long/short-term letting accommodation.

Located in Lochgilphead's town centre, the property is close to a number of public services, cafes, shops & transport services. The local primary/secondary school is within walking distance.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via shared entrance from Lochnell Street at the front of the property, up one set of stairs, and through an entrance door on the right.

### **HALLWAY**

With door leading from the first-floor landing, composite flooring, heater, and doors leading to all rooms.

### **KITCHEN/DINER** 3.5m x 2.2m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in electric oven & microwave, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, composite flooring, and window overlooking the Garden.

### **LOUNGE** 4.6m x 3.9m

With glass paneled door leading from the Hallway, large bay window to the front elevation, radiator, and fitted carpet.





### **BEDROOM ONE** 3.6m x 3.5m

With window to the rear elevation, built-in cupboard (housing the hot water cylinder), radiator, and composite flooring.

### **BEDROOM TWO** 3.5m x 3.2m

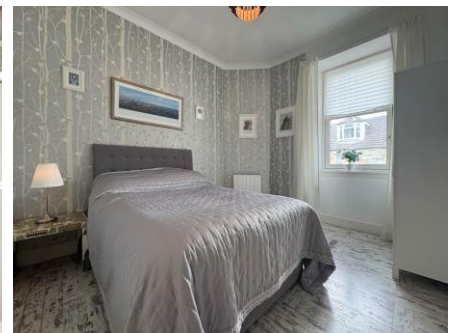
With window to the front elevation, radiator, and composite flooring

### **SHOWER ROOM** 2.3m x 1.2m

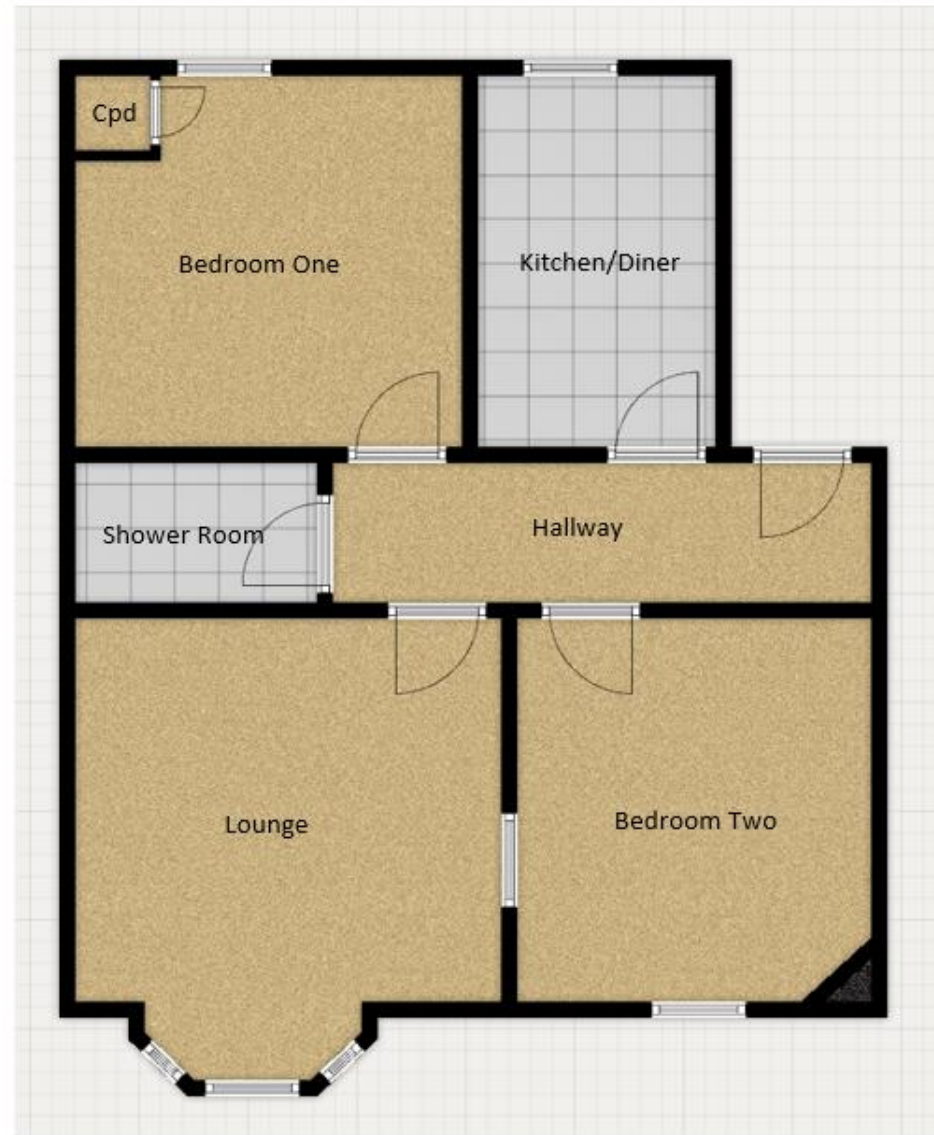
With white suite comprising mixer shower, WC & wash basin, partially tiled walls, and vinyl flooring.

### **GARDEN**

With a section of privately owned garden to the rear of the property featuring well established shrubs and wild flowers. There is also a large communal drying green area to the front featuring views across Loch Gilp, partly laid to grass and partly laid to paving slabs. Ample free on-street parking is available to the front of the property.



## Flat D, Coronation Mansions, Lochgilphead



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity, and drainage.

**Council Tax:** Band B

**EPC Rating:** D60

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Lochgilphead is a small town with a population of around 2,200, offering a variety of facilities and services. With a primary/secondary school campus, modern sports centre, swimming pool, churches & supermarket, as well as many independent cafes, restaurants and shops.

## DIRECTIONS

From the roundabout in Lochgilphead town centre follow the A83 towards Glasgow. The property is located roughly 200 yards on the right hand side of Lochnell Street and can be identified by the For Sale sign in the first floor window to the left of the building.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**





FOR SALE  
Fiuran  
PROPERTY

The town of Lochgilphead