

FOR SALE

Fiuran
PROPERTY



Top floor Flat, 2/1 McLulich Buildings

Lorne Street | Lochgilphead | PA31 8LU

Guide Price £63,000

Fiuran
PROPERTY

Top floor Flat, 2/1 McLulich Buildings

Lorne Street | Lochgilphead | PA31 8LU

This well-proportioned 2-Bedroom second-floor flat is ideally located just a short walk from Lochgilphead's main street. Situated on the top floor of the McLulich Buildings, the property features a spacious, open-plan Kitchen and Living area, perfect for modern living. Large windows offer elevated views across Lochgilphead and beyond, providing a bright and airy atmosphere throughout the property.

Special attention is drawn to the following:-

Key Features

- 2-Bedroom second floor Flat
- Fitted Kitchen/ open plan Living area
- 2 double Bedrooms, modern Bathroom
- Large vestibule/ entrance hall
- Spacious Hallway with storage cupboards
- Well-presented entrance and communal close
- Communal garden, drying green & outbuildings
- Short walk from Lochgilphead's main street
- Close proximity to local Bus service
- Free on street parking & nearby car park
- Offering potential for short/ long term letting
- Convenient to local amenities
- No chain



This well-proportioned 2-Bedroom second-floor flat is ideally located just a short walk from Lochgilphead's main street. Situated on the top floor of the McLulich Buildings, the property features a spacious, open-plan Kitchen and Living area, perfect for modern living. Large windows offer elevated views across Lochgilphead and beyond, providing a bright and airy atmosphere throughout the property.

The accommodation comprises an entrance Hallway, inner Hallway, open-plan Kitchen/ Living area, two double Bedroom's and modern Bathroom.

While in need of some modernization the property is in walk in condition and would be an ideal starter home or may be suitable for short/long-term letting accommodation purposes (subject to the relevant consents). The property also features use of a large, attractive communal garden and drying green area.

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 Smithy Lane at the side of the property, up two sets of stairs, and through an entrance door into the entrance Hallway.

ENTRANCE HALLWAY 3.9m x 1m

With door leading from the second-floor communal close, carpeted flooring, coat hooks and door leading to the inner Hallway.

INNER HALLWAY

With door leading from the entrance Hallway, wooden flooring, two spacious storage cupboards and doors leading to all rooms.

KITCHEN/ LIVING AREA 4.7m x 4.5m

Fitted with a range of base and wall mounted units, wooden work surfaces, breakfast bar with space for seating below, stainless steel sink/ drainer, tiled splash backs, wooden flooring, electric panel heater, window to the side elevation and large window from the Living area to the rear elevation offering an elevated view across Lochgilphead and beyond.



BEDROOM ONE 3.3m x 3.3m

With electric panel heater, carpeted flooring, built in storage and large bay window to the front elevation.

BEDROOM TWO 2.8m x 2.3m

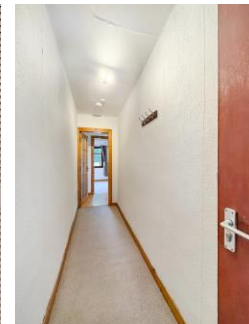
With electric panel heater, carpeted flooring and window to the front elevation.

BATHROOM 2m x 1.5m

With white suite comprising WC & wash hand basin, bath with electric shower above, glass shower screen, fully tiled walls, tiled flooring, heated towel rail, storage cupboard (housing the hot water cylinder) and window to the side elevation.

GARDEN

The property features the use of a large and easily maintained communal garden and drying green area which is mainly laid to grass. An attractive border with recently added plants & shrubs is situated in front of a traditional stone-built wall. A small outbuilding, (in need of repair) is also included.



Upper floor Flat, 2/1 McLulich Buildings



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 A

EPC Rating: E53

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 on the A83 at Lochgilphead's front green, turn into Argyll Street and take the next left into Lorne Street. The property is located on the left-hand side of the road and can be identified by the for sale sign in the side window. Access is via a wooden gate on Smithy Lane

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).

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

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



FOR SALE

Fiuran
PROPERTY

The town of Lochgilphead