On the instructions of:

King's and Lord Treasurer's Remembrancer

FOR SALE BY ONLINE AUCTION

Auction Date: 4th December 2025

Dwellinghouse converted to office use

Re-development opportunity subject to planning

Prominent location in popular Argyll town

Estimated Gross Internal Area 102.32 sq. m. (1,102 sq. ft.)

Guide Price: £50,000

WHAT 3 WORDS

77 ARGYLL STREET, LOCHGILPHEAD, PA31 8NE

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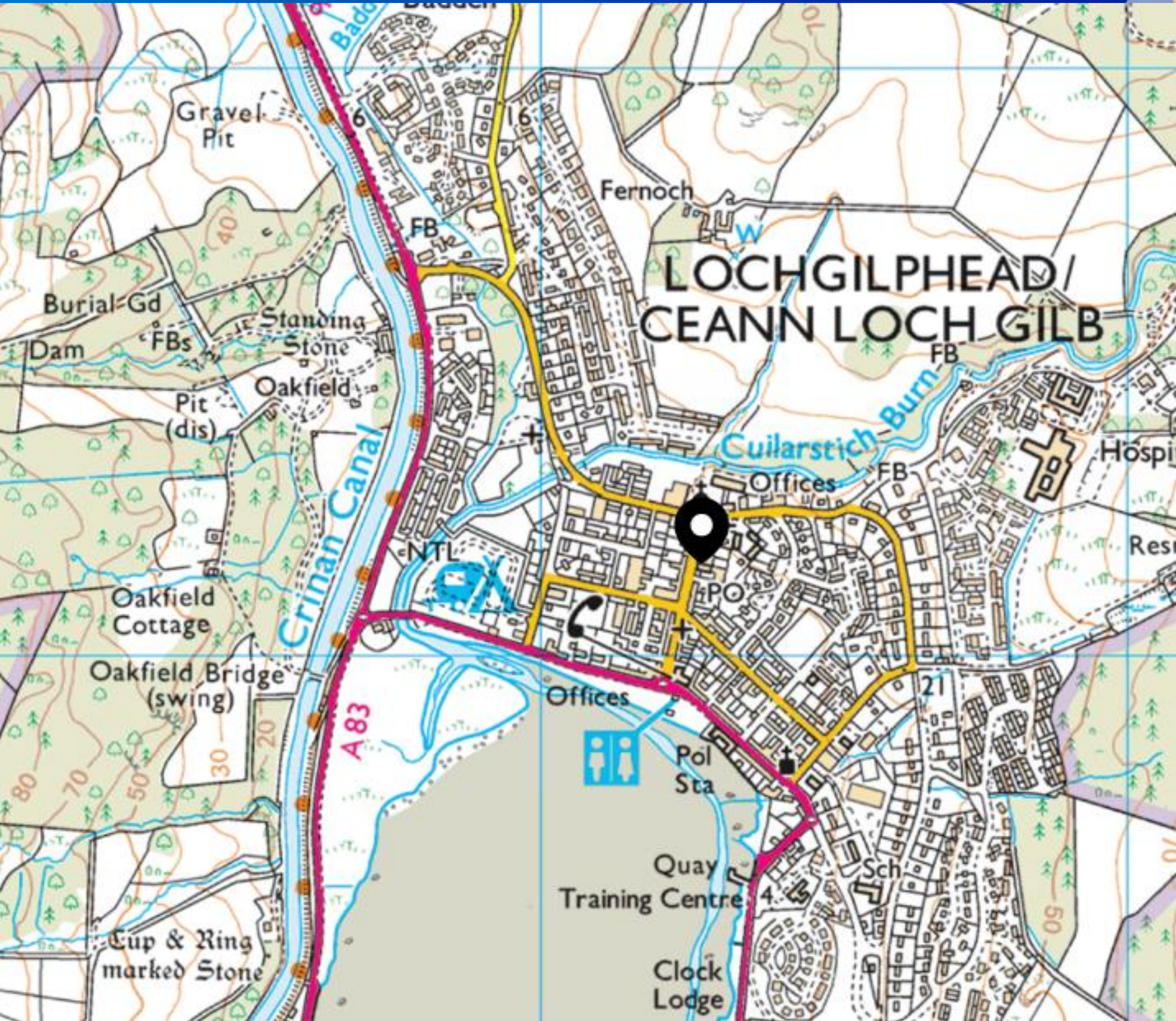
SHEPHERD PROPERTY AUCTIONS

Location



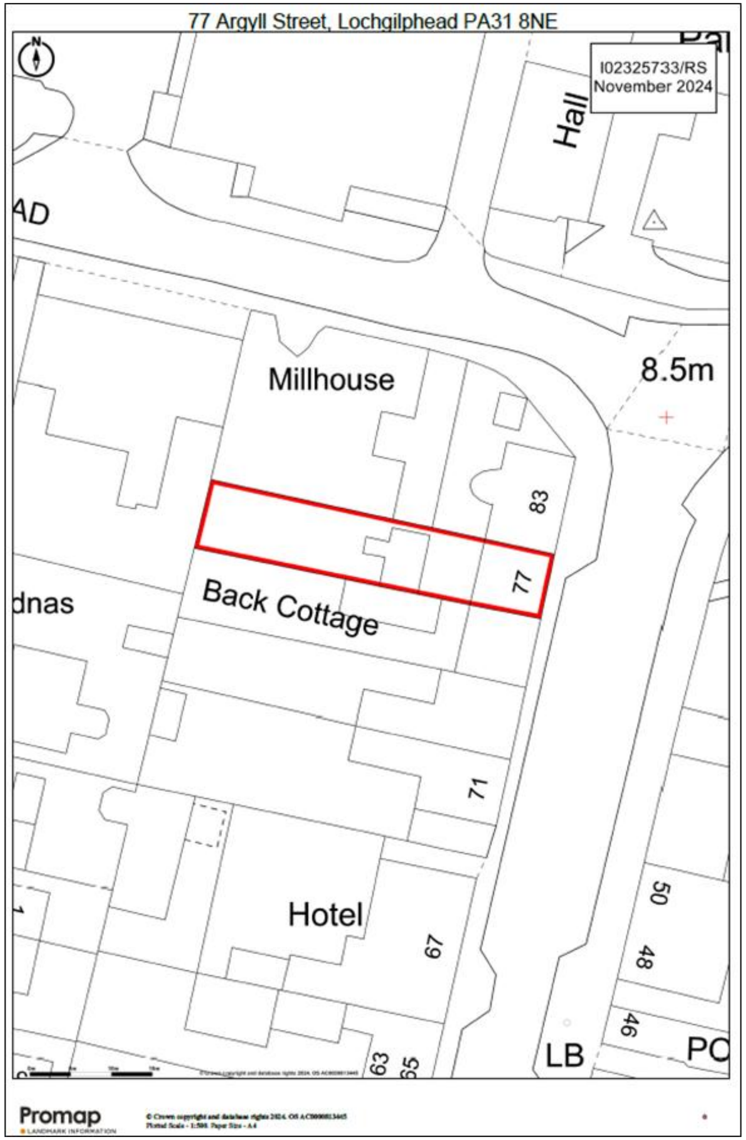
Lochgilphead is located in the Argyll & Bute Council area at the junction of the A83 the A816. It is located on Loch Gilp whilst the Crinan Canal runs adjacent.

The town has a population of around 2,300 and is a popular tourist destination.

The property is located to the north of the main town centre area on the west side of Argyll Street, nearby properties include a range of residential and commercial units the latter including a Co-op foodstore.

FIND ON GOOGLE MAPS

Description



The subjects comprise a Nineteenth Century dwellinghouse converted to office use forming part of a Category "B" Listed terrace.

The property is of traditional stone construction with a painted finish to the front and rear surmounted by a pitched roof clad in slate finish with dormer projections included.

A small single storey projection has been added to the rear.

Access to the property is via a single doorway to the front elevation with communal courtyard to the rear. .

No access is currently available to the property although we understand that the subjects comprise office accommodation at ground and first floor levels with second floor storage.

	m^2	ft^2
Ground Floor	40.02	431
First Floor	38.7	417
Second/Attic Floor	23.6	254
Total	**102.32**	**1,102**

The above floor areas are approximately only and not warranted.

The Detail

Auction Date

The auction will be held on 4th December 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£50,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There is no buyer's fees on this lot.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements, this is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

As no access is available to the premises an EPC cannot be provided.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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Arlene Wallace
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Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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PROPERTY AUCTIONS