



PROPERTY
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Braeside
Arrochar
G83 7AA

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Offers Over £64,000

A spacious 1 bedroom Duplex apartment which requires modernisation and upgrading although is in a great position with a fantastic open view at the front overlooking Loch Long and the Cobbler.



The property is situated above the local shops in Arrochar and is therefore on the main road in a very central location. Access is via a communal driveway at the rear which leads to the main entrance of the property.

Internally the accommodation does require to be improved although provides obvious potential to develop into a comfortable starter home or indeed would be an excellent holiday let property due to the exceptionally popular location.



The current layout comprises entrance hall, downstairs utility room, downstairs breakfasting size kitchen which has a range of units, free standing cooker, worktop surface area and a window to the rear.



Home Report Valuation
£65,000

www.packdetails.com

Council Tax Band B

EPC Rating F



The lounge is the largest room in the property and has a double glazed picture window to the front which provides a beautiful open outlook.

From the entrance hallway a staircase leads to the upper level where there is a landing with storage cupboard and a Velux window providing nice outlook. The double bedroom is at the rear and has built in mirror fronted wardrobes.



The bathroom is older style and has a three piece suite comprising panel bath wash and basin and a WC.

The property is currently heated with a limited number of electric heaters.

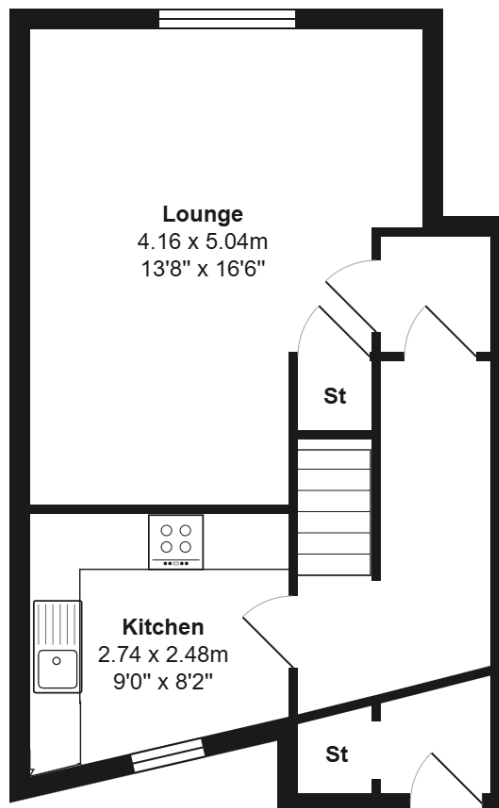
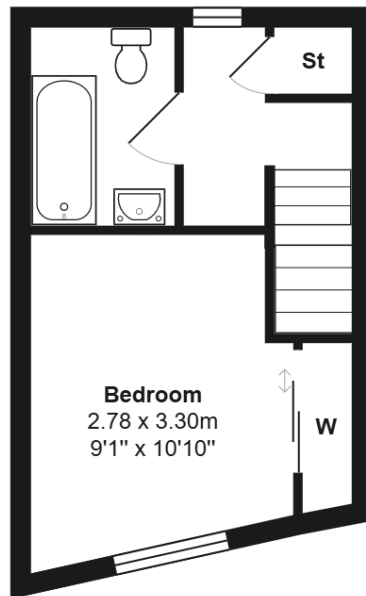
The Buyer acknowledges and agrees that the Property is being purchased strictly on a sold as seen basis, in its current condition and state of repair, with all faults, defects, or deficiencies, whether visible or hidden.



The Seller gives no warranty, representation, or guarantee (whether express or implied) relating to the physical condition of the Property except as required by law.

Vendor Comments

This is a great spot to enjoy the fantastic views and so handy for all the amenities.



Total Area: 54.9 m² ... 591 ft²

All measurements are approximate and for display purposes only

Location

Arrochar provides everyday essentials with shops, a petrol station, a village inn, and convenient rail and bus links to Glasgow. The area is an outdoor enthusiasts' dream, with abundant opportunities for windsurfing, sailing, hillwalking, and climbing. Golfers will appreciate the internationally renowned Loch Lomond Golf Course, just 13 miles away, a past host of the Scottish Open.





www.propertybureau.co.uk

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