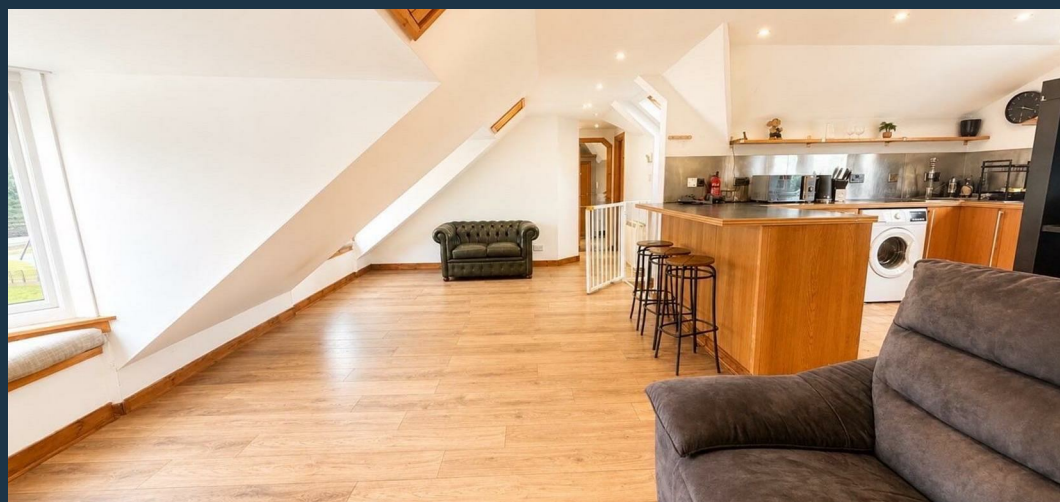




FLAT 2, 39 LOCHNELL STREET LOCHGILPHEAD, PA31 8JL

OFFERS IN THE REGION OF £85,000

Stewart Balfour and Sutherland are delighted to bring to the market 39 Lochnell Street, with stunning views, bright contemporary accommodation and convenient town-centre location. An ideal first home, this charming top-floor flat offers an excellent opportunity to enjoy comfortable living in the heart of Lochgilphead. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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FLAT 2, 39 LOCHNELL STREET

- Spacious 2-bedroom Flat • Modern kitchen design • Large bathroom space • Electric heating system • Amazing Loch Gilp views • Back garden for relaxation • On-street parking available • Space at rear for parking • Short walk to local shops • Close to local school



Occupying the top (second) floor of a traditional building on Lochnell Street, this charming two-bedroom flat offers an excellent opportunity for first-time buyers or couples looking to step onto the property ladder. Accessed via a well-maintained shared staircase, the property combines modern interiors, wonderful views across Loch Gilp and a convenient town-centre location, offering an appealing blend of comfort, practicality and lifestyle.

Lochgilphead is a welcoming coastal town offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, all within easy walking distance. The town also benefits from a reliable bus network with regular services to both Glasgow and Oban, making commuting and exploring the west coast both easy and convenient.

Upon entering the property, you are welcomed into a bright and spacious open-plan living area and kitchen. Flooded with natural light from skylights and large windows, this inviting space enjoys an elevated outlook towards Loch Gilp and provides the perfect setting for everyday living or entertaining. The contemporary kitchen is thoughtfully designed with generous worktop space, ample storage, integrated appliances and a central island with breakfast bar seating, creating a stylish and sociable heart of the home.

The principal bedroom is a comfortable double, tastefully decorated with neutral tones, practical storage and a bright outlook, creating a peaceful retreat at the end of the day. The second bedroom is equally versatile and would make an ideal guest room, home office or occasional bedroom, offering built-in storage and plenty of natural light.

A spacious and well-appointed bathroom completes the accommodation, providing both comfort and practicality for everyday living.

One of the property's most appealing features is the charming window seat, perfectly positioned to capture panoramic views across Loch Gilp and the surrounding hills. Whether enjoying a morning coffee, reading a book or simply watching the changing scenery, this peaceful nook offers a wonderful place to relax and appreciate the property's enviable elevated position.

Outside, the property benefits from a private rear garden, offering excellent potential for gardening, storage or simply enjoying the fresh air. The area currently used for boat storage could also provide valuable off-street parking, subject to any necessary consents, adding further practicality to the property.

The attractive whitewashed exterior and traditional slate roof complement the property's character, while on-street parking is available to the front. Electric heating ensures comfort throughout the year, and the property's central location means local shops, schools and everyday amenities are all within easy walking distance.

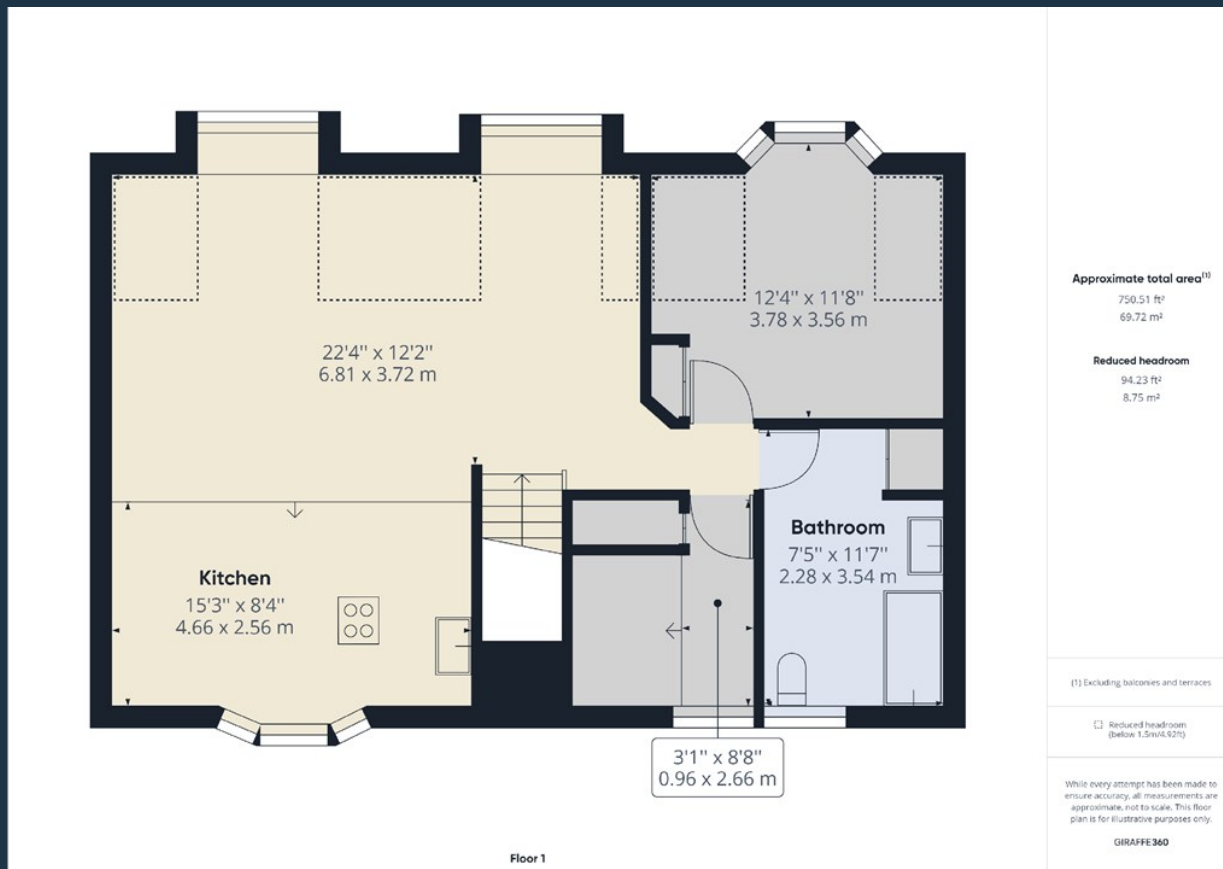
Offering bright contemporary living, exceptional views and a highly convenient location, this delightful top-floor flat presents an ideal opportunity for first-time buyers or couples seeking a home that combines modern comfort with the natural beauty and welcoming community of Lochgilphead.

Early viewing is highly recommended to fully appreciate the quality of accommodation, outstanding views and excellent location this charming property has to offer.









NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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