





1 HERMIONE TERRACE CHALMERS
ARDRISHAIG, PA30 8HA

OFFERS IN THE REGION OF £25,000

An excellent opportunity to create a home to your own specification. Early viewing is recommended.

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1 HERMIONE TERRACE CHALMERS STREET

• Spacious two-bedroom ground-floor flat• Generous living room with open fireplace • Rear balcony overlooking communal gardens• Two double bedrooms with built-in storage • Excellent refurbishment opportunity• Potential grant funding for building improvements



1 Hermione Terrace, Chalmers Street, Ardrishaig, PA30 8HA

Situated in the heart of the popular coastal village of Ardrishaig, this spacious two-bedroom ground-floor flat offers an excellent opportunity for purchasers seeking a refurbishment project at an attractive asking price.

Ardrishaig enjoys picturesque views across Loch Gilp and is home to the beautiful Crinan Canal, commonly referred to as Scotland's most scenic shortcut, offering delightful level walks along its banks. The nearby town of Lochgilphead provides an excellent range of amenities, including schools, shops, cafés, restaurants and leisure facilities.

Accessed via a communal entrance hallway, the accommodation comprises a spacious reception hallway with two storage cupboards, a generously proportioned living room with open fireplace and access to a rear balcony overlooking the communal gardens, and a good-sized kitchen with a large walk-in cupboard. There are two spacious double bedrooms, both with built-in storage, and a shower room.

Although requiring complete refurbishment throughout, the property offers considerable potential as a first-time buyer's home or buy-to-let investment.

Significant improvements are proposed to the wider building, including re-rendering, replacement balconies, cavity wall insulation and roof repairs or replacement. Substantial grant funding may be available to qualifying owners, although eligibility, final costs and individual contributions remain to be confirmed.









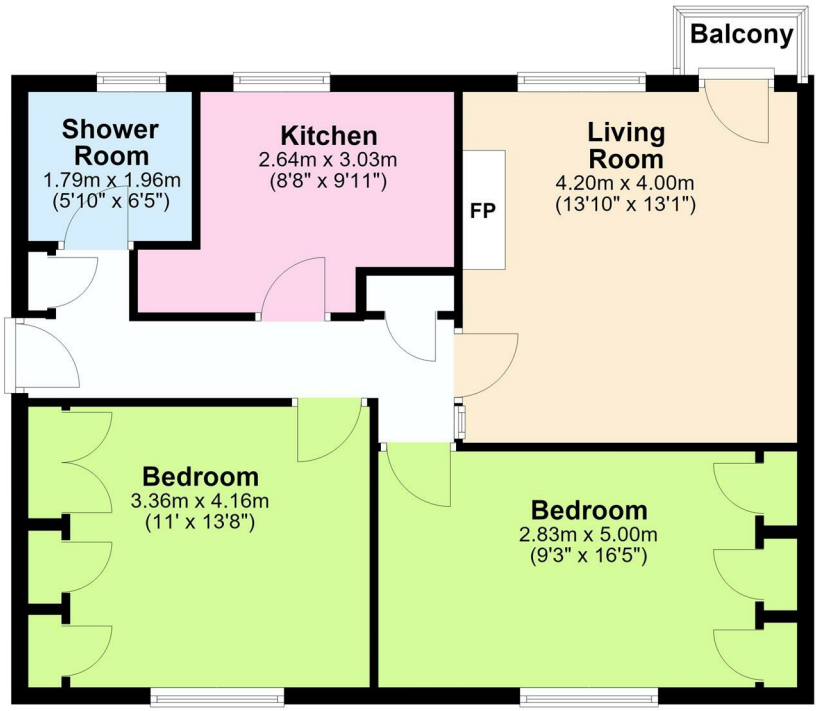






Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)
(excluding Balcony)



Total area: approx. 65.5 sq. metres (705.0 sq. feet)

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 rely upon any statement, whether oral or written, made by the agents.

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