



FOR SALE  
Fiuran  
PROPERTY

## 2/1 McLulich Buildings

Lorne Street | Lochgilphead | PA31 8LU

Guide Price £62,000

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2/1 McLulich Buildings is a spacious and immaculately presented 1-Bedroom first floor Flat, ideally situated just a short walk from Lochgilphead's main street. This stunning home is ideal for first time buyers, downsizers or anyone seeking a property close to the heart of Lochgilphead.

Special attention is drawn to the following:-

### Key Features

- Modern 1-Bedroom first floor Flat
- Fitted Kitchen/ Diner, spacious Lounge
- Double bedroom, Shower Room
- Fully double glazed
- Hallway with storage cupboard
- 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
- Walk in condition
- Convenient to local amenities



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The accommodation comprises Hallway, bright & spacious Lounge, fitted Kitchen/Diner, large Double Bedroom, and contemporary Shower Room.

Fully double glazed, the property has been freshly decorated to a high standard. The property also features use of a large communal garden and drying green area. The property would be an ideal starter home or may be suitable for short/long-term letting accommodation purposes.

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 one set of stairs, and through an entrance door on the right.

### **HALLWAY**

With door leading from the first-floor communal close, electric heater, wooden flooring, built in storage cupboard (housing the hot water tank) and doors leading to all rooms.

### **KITCHEN/DINER 3.7m x 2.6m**

Fitted with a range of modern base and wall mounted units, complementary work surfaces, stainless steel sink/ drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, tiled splash backs, vinyl flooring, and windows to the front and side elevations.

### **LOUNGE 3.9m x 2.9m**

With electric heater, reclaimed wooden sports hall flooring and window to the front elevation.



**BEDROOM** 4m x 3.1m

With electric heater, wooden flooring, built in shelving and window to the rear elevation.

**SHOWER ROOM** 2.2m x 2.2m

With white suite comprising WC & wash hand basin, shower enclosure with glass door and electric shower unit, partially tiled walls, heated towel rail, vinyl flooring 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.

**CONTENTS/ APPLIANCES**

Some items of furniture and appliances can be subject to further private negotiation. All blinds are included in the sale price.





*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:** E47

**Gross Internal Floor Area:** 47m<sup>2</sup>  
(Approx)

**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

Lochgilhead 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 Lochgilhead'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](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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.



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The town of Lochgilphead