



**11B UNION STREET
LOCHGILPHEAD, PA31 8JS**

OFFERS OVER £35,000

This 1 bed first floor flat is sure to appeal to anyone wanting to get onto the property market or to have as a very lucrative pension pot. Call now to arrange your viewing.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

11B UNION STREET

- Fantastic price • Town centre location • Early entry possible • Ideal first time buy or buy to let • Private parking • Viewing a must



Calling all investors and first-time buyers! This centrally located first-floor flat in the heart of Lochgilphead is the perfect opportunity you've been waiting for. Lochgilphead, a charming town nestled at the head of Loch Gilp (a branch of the much larger Loch Fyne), offers a relaxed lifestyle with easy access to the beauty of the Scottish countryside. The town itself boasts a range of amenities, from shops and restaurants to historical sites and outdoor activities. This flat is ideal for those seeking a central location with the convenience of being close to everything.

Whether you're looking for a profitable buy-to-let investment or your very first home, this affordable property offers something for everyone. Imagine cozy evenings in your new home after exploring the nearby countryside or the charming shops and restaurants of Lochgilphead. Plus, with a large shared parking area to the rear, you won't have to worry about finding a spot for your car.

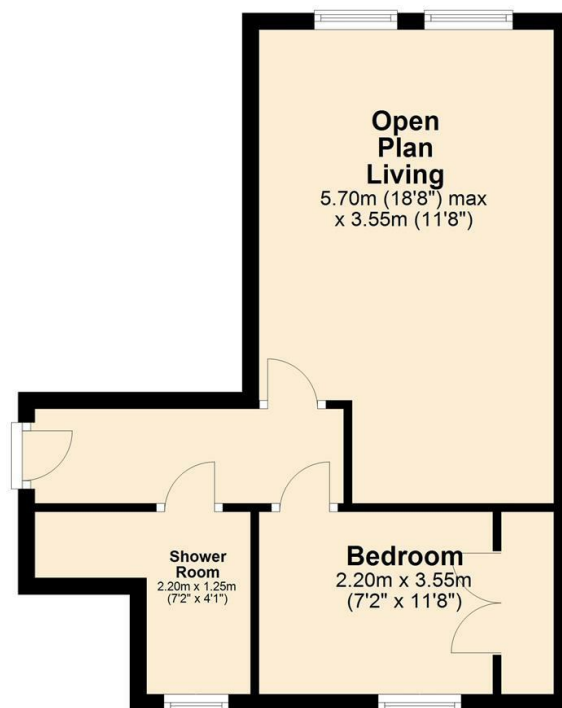
Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing and take the first step towards owning your piece of Lochgilphead



Add some narrative here

First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 35.8 sq. metres (384.9 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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