



## 6 HERMIONE TERRACE ARDRISHAIG, PA30 8HA

**OFFERS IN THE REGION OF £65,000**

Beautiful Loch Gilp views, a private balcony and two spacious bedrooms!  
This bright, freshly decorated first-floor flat in Ardrishaig is an ideal first home or investment opportunity. Early viewing is highly recommended.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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SBS Property Shop

## 6, Hermione Terrace

- Bright, spacious two-bedroom flat
- Stunning views over Loch Gilp
- Freshly decorated interior
- Front-facing living room
- Lovely balcony for relaxation
- Spacious kitchen with storage
- Modern shower room
- Close to Crinan Canal walks
- Convenient village location
- Ideal for first-time buyers



Stewart Balfour and Sutherland Estate Agents are pleased to introduce 6 Hermione Terrace, located on Glenburn Road in the charming village of Ardrishaig, Lochgilphead. This delightful two-bedroom first-floor flat boasts stunning, far-reaching views across Loch Gilp, making it a truly appealing residence.

Upon entering, you will find a well-proportioned and freshly decorated interior that radiates light and warmth. The front-facing living room is a standout feature, offering breathtaking vistas of the loch, while the adjoining balcony serves as a perfect spot to unwind with a morning coffee, surrounded by the natural beauty of the area.

The flat comprises a spacious kitchen, a modern shower room, and two generously sized double bedrooms, each equipped with excellent storage solutions to meet your needs. The thoughtful layout ensures that every inch of space is utilised effectively, providing a comfortable living environment.

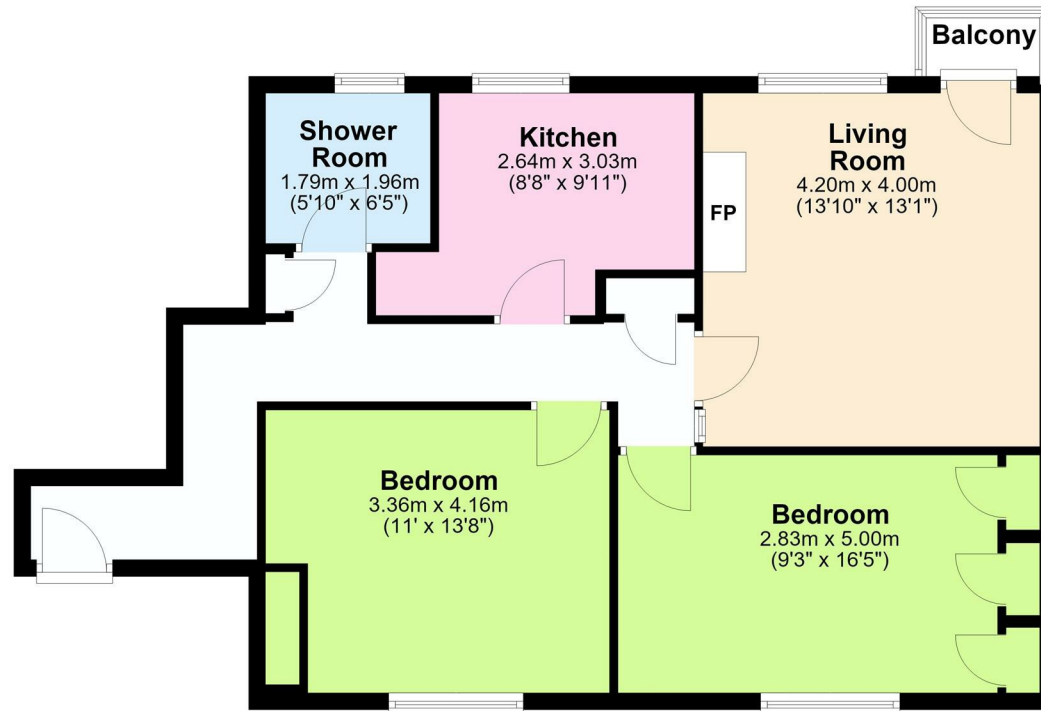
Nestled within the popular village of Ardrishaig, this property enjoys a prime location close to local amenities and the picturesque Crinan Canal, which runs just behind the terrace. The canal offers wonderful opportunities for leisurely walks and cycling, allowing you to fully appreciate the stunning Argyll countryside. Additionally, the nearby town of Lochgilphead provides a wider selection of shops, schools, leisure facilities, and essential services.

With its bright and inviting accommodation, spacious rooms, and attractive waterside setting, 6 Hermione Terrace presents an excellent opportunity for first-time buyers, those in search of a comfortable home, or buy-to-let investors. This property is not to be missed.



## First Floor

Approx. 69.8 sq. metres (751.6 sq. feet)  
(excluding Balcony)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)



Council Tax Band: D

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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