7 BLARBUIE BLARBUIE ROAD
LOCHGILPHEAD, PA31 8LE

OFFERS IN THE REGION OF £45,000

No 7 Blarbuie is a spacious first floor flat which would be an ideal property for either a first time buyer or to add to your buy to let portfolio. With light refurbishment now required it is only with viewing can it be fully appreciated. CALL NOW TO ARRANGE YOUR VISIT.

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7 BLARBUIE BLARBUIE ROAD

• Bright first floor flat • Two large bedrooms • Peaceful location on the edge of town • Ideal first time buy or buy to let • Useful outhouse to side of building

Stewart Balfour & Sutherland are delighted to present 7 Blarbuie Road, Lochgilphead to the market. This bright and well-proportioned two-bedroom first-floor flat occupies a convenient location within easy walking distance of the town centre and an excellent range of local amenities. Offering spacious accommodation and attractive open outlooks, the property is ideally suited to first-time buyers, buy-to-let investors or those seeking a low-maintenance home in a popular residential area.

Access to the property is gained via a shared external staircase to the rear of the building, leading to the first-floor entrance. Upon entering, you are welcomed into a bright entrance hallway which provides access to all of the principal accommodation.

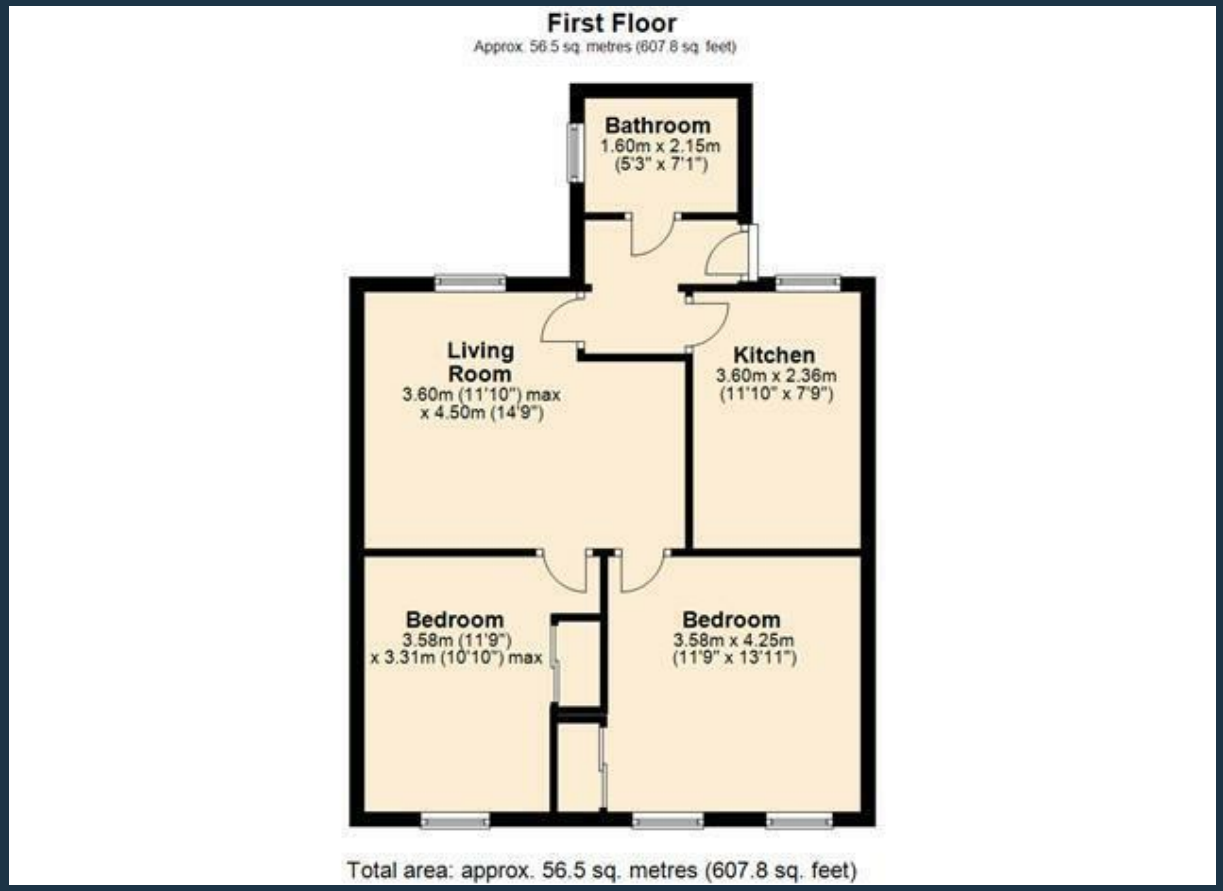
Positioned to the left is the fitted kitchen, offering a good range of wall and base units together with an integrated fridge freezer, electric hob, electric oven and stainless steel sink with drainer. A rear-facing window fills the room with natural light, while there is ample space for a small dining table and chairs, making it an ideal everyday dining area.

The spacious living room is a bright and comfortable reception room with ample space for freestanding furniture and enjoys a pleasant open outlook over the communal gardens to the rear. The property offers two generous double bedrooms, both accessed from the living room. Each bedroom benefits from built-in wardrobes, providing excellent storage, while both enjoy a peaceful outlook towards mature woodland. The gentle sound of a nearby river further enhances the property's tranquil setting. The bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin and bath with shower over.

A particularly useful feature of the property is the generous attic space, providing valuable additional storage alongside the useful ground floor store which is located on the gable end of the building.

Whilst the property would benefit from a degree of cosmetic modernisation, it represents an excellent opportunity for purchasers wishing to personalise their home. Its spacious accommodation, convenient first-floor position and desirable location make it an attractive option for a wide range of buyers.

Lochgilphead offers an excellent selection of shops, cafés, supermarkets, schools and leisure facilities. The property is situated within a short walk of Mid Argyll Hospital, the town centre and Lochgilphead Golf Club, providing an ideal balance of convenience and outdoor recreation.



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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