



**6-10 ARGYLL STREET
LOCHGILPHEAD, PA31 8LZ**

OFFERS IN THE REGION OF £45,000

Stewart Balfour and Sutherland are delighted to bring to the market this Spacious two-bedroom Flat, Situated in the heart of Lochgilphead. The property offers ample space and would benefit from some modernisation. This is an excellent opportunity for first time buyers and investors looking for a property with scope to improve and add value. this should be on your viewing list please call 01546 602 903.

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

6-10 ARGYLL STREET

- No onward chain • Two-bedroom first-floor flat • Central Lochgilphead location • Spacious bay-windowed lounge • Excellent modernisation potential • Ideal first-time buy or investment



Flat 2, 6–10 Argyll Street is a spacious two-bedroom first-floor flat situated in a convenient central location within Lochgilphead, offering excellent access to the town's wide range of shops, services and local amenities.

The property does require a degree of modernisation and upgrading throughout; however, it offers excellent potential for a purchaser to add their own personal touch and create an attractive and comfortable home. The flat benefits from double-glazed windows, although some will require replacement.

Internally, the accommodation is arranged around a spacious central hallway, which incorporates a large built-in storage cupboard. To the front is a generously proportioned living room featuring an attractive bay window formation overlooking Argyll Street, providing plenty of natural light.

The main double bedroom is also positioned to the front and benefits from its own bay window overlooking Argyll Street. A second, smaller double bedroom is located to the rear and includes a useful built-in storage cupboard.

Also positioned towards the rear is the kitchen, which enjoys a dual aspect and is fitted with a range of wall and base units. The kitchen would benefit from refurbishment, providing an excellent opportunity for a new owner to redesign the space to suit their own requirements.

Completing the accommodation is a spacious internal shower room comprising a shower cubicle, low-level WC and wash hand basin.

Lochgilphead provides a good range of everyday amenities and is also home to Mid Argyll Community Hospital, one of the area's significant employers. The central location and proximity to local services could make the property particularly appealing to the rental market.

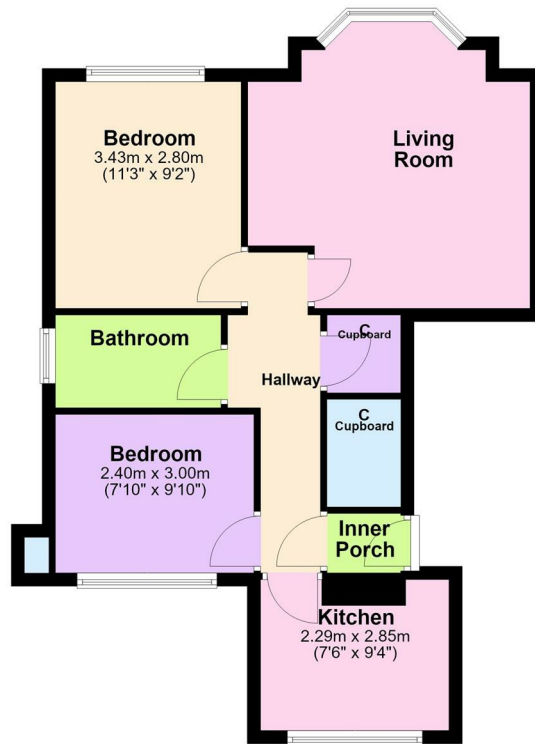
With its generous accommodation, central location and considerable scope for improvement, this property represents an excellent opportunity for a first-time buyer, property investor or buy-to-let purchaser. The property is offered for sale with no onward chain, and early viewing is recommended.





First Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 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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