



**2B BURNS BRAE  
LOCHGILPHEAD, PA31 8UZ**

**ASKING PRICE £78,000**

Stewart Balfour and Sutherland are delighted to introduce to the market this superb first floor 1 bedroom flat which is located in a quiet leafy area of Lochgilphead. The property which has a home report value of £78,000 is offered on a SHARED EQUITY basis where you can purchase between 51% and 80% of the property value. Further details can be obtained from Fyne Homes.

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

## 2B BURNS BRAE

- Large 1-bed first floor flat • Modern interior design • Private garden area • SHARED EQUITY OWNERSHIP WITH OPTION TO PURCHASE BETWEEN 51% AND 80% OF THE HR VALUE. • New air source heat pump • Close to Mid Argyll Hospital • Walking distance to town centre • Ideal first-time buy



Nestled in the charming area of Burns Brae, Lochgilphead, this delightful first-floor flat offers a perfect opportunity for first-time buyers. Built in 2015, the property boasts a modern interior that is both stylish and functional, ensuring a comfortable living experience. Spanning 581 square feet, the flat features one spacious bedroom, a well-appointed shower room, and a welcoming reception room that opens onto a modern kitchen.

One of the standout features of this property is the 50% shared ownership option, providing an affordable pathway to home ownership with the potential to purchase a larger share. The flat also benefits from a private garden area, ideal for enjoying the outdoors, as well as ample parking for residents and guests alike.

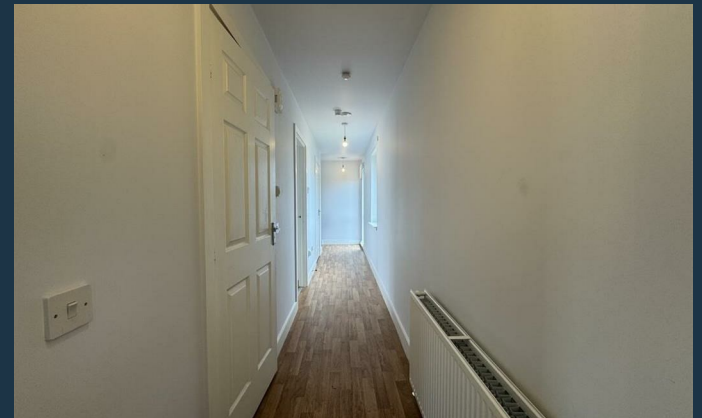
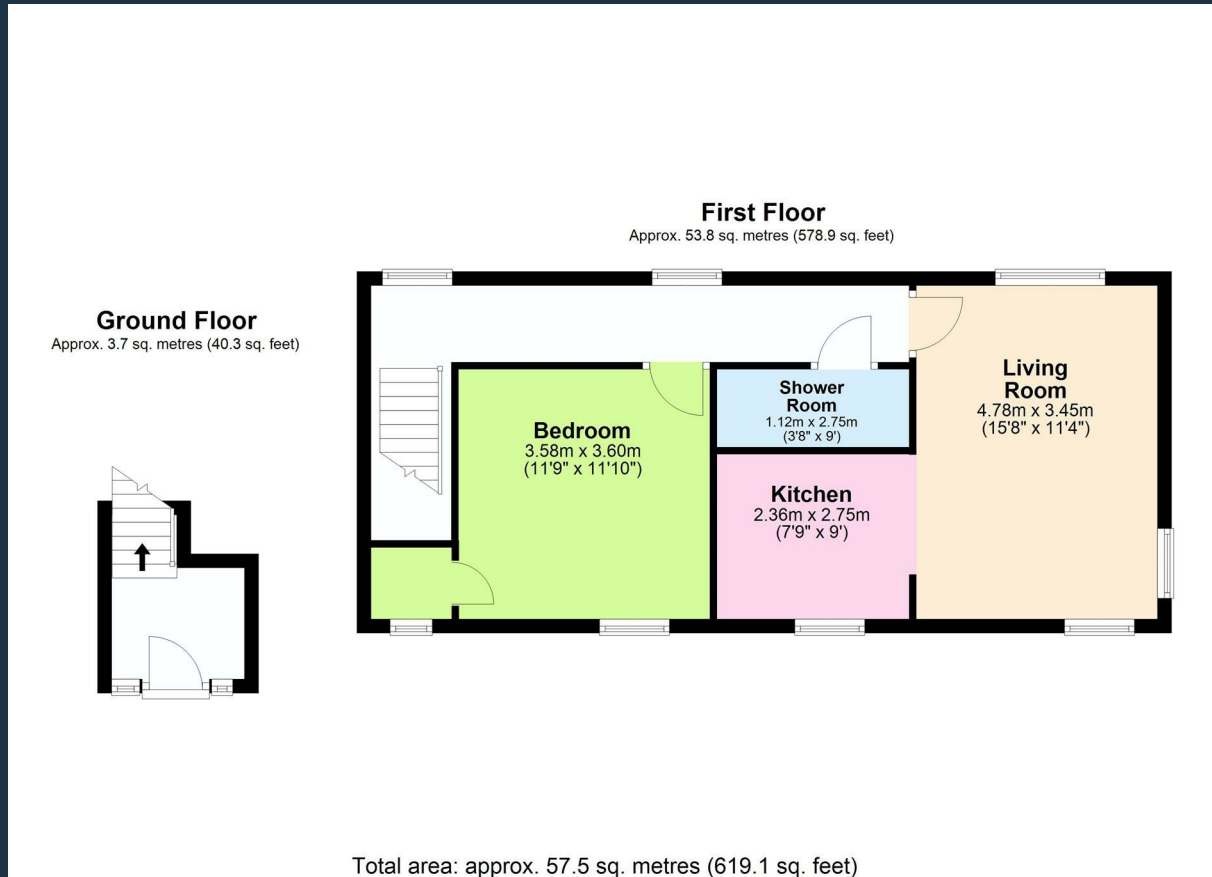
For those who value convenience, this property is situated within close proximity to Mid Argyll Hospital and is just a short walk from the vibrant town centre of Lochgilphead. The area offers a range of local amenities, making it an ideal location for both work and leisure.

Additionally, the flat is equipped with a new air source heat pump, ensuring year-round comfort regardless of the season. This modern feature not only enhances the living experience but also contributes to energy efficiency.

In summary, this large one-bedroom flat in Burns Brae presents an excellent opportunity for those looking to enter the property market. With its modern amenities, convenient location, and shared ownership option, it is a property not to be missed.







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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