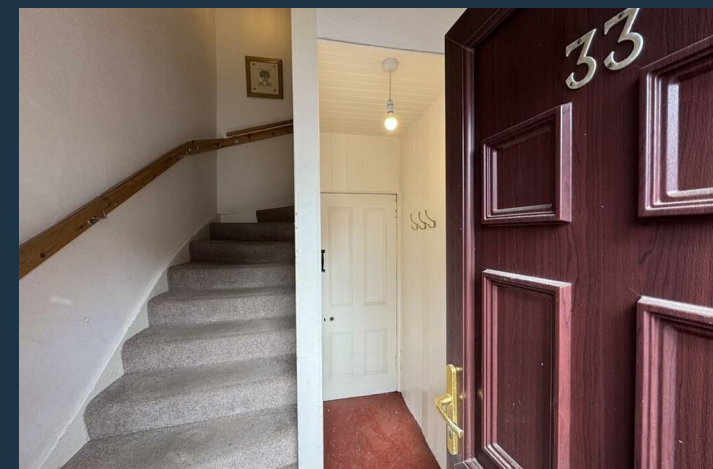




**33 ARGYLL STREET
LOCHGILPHEAD, PA31 8LZ**

FIXED ASKING PRICE £70,000

Stewart Balfour and Sutherland are delighted to bring to the market this spacious flat which is arranged over the first and second floors of a period building right in the heart of Lochgilphead. With the benefits of a new roof covering around 5 years ago not to mention new glazing and a contemporary bathroom this property boasts all the charms of an older property without all the work. CALL NOW TO ARRANGE YOUR VIEWING.

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

33 ARGYLL STREET

- Spacious duplex flat • Two cosy bedrooms • One modern bathroom • Charming reception room • 882 sq ft of space • Built in 1900 • Central Lochgilphead location • Close to local amenities • Ideal for first-time buyers • Viewing recommended



Nestled in the charming town of Lochgilphead, this delightful duplex flat on Argyll Street offers a unique blend of character and modern living. Spanning an impressive 882 square feet, this property is a true gem, boasting two well-proportioned bedrooms and a comfortable reception room, perfect for both relaxation and entertaining.

Constructed around 1900, the flat retains a sense of historical charm while providing the essential amenities for contemporary life. The spacious reception room welcomes you with its warm atmosphere, ideal for hosting friends or enjoying quiet evenings at home. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation.

The bathroom is conveniently located, ensuring ease of access for residents and guests alike. The duplex layout adds an element of privacy, making it an excellent choice for small families, couples, or individuals seeking a peaceful retreat in the heart of Lochgilphead.

Situated in a vibrant community, this property is within easy reach of local shops, cafes, and essential services, making daily life both convenient and enjoyable. The surrounding area is rich in natural beauty, with stunning landscapes and outdoor activities just a stone's throw away.

This flat on Argyll Street is not just a place to live; it is a home filled with potential and charm. Whether you are looking to invest or seeking a new place to call your own, this property is sure to impress. Do not miss the opportunity to make this lovely duplex flat your new home in Lochgilphead.



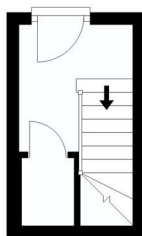






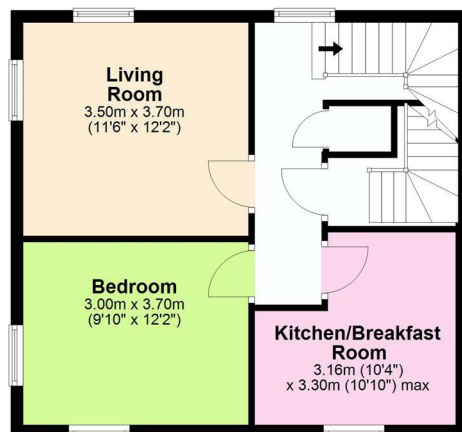
Ground Floor

Approx. 6.2 sq. metres (66.4 sq. feet)



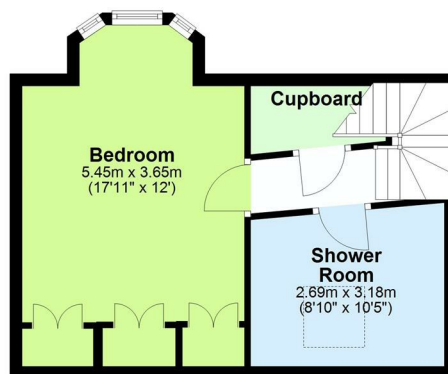
First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 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

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