



**11A ARKLAND  
INVERARAY, PA32 8UD**

**OFFERS IN THE REGION OF £60,000**

Stewart Balfour & Sutherland are delighted to bring to the market this lovely shop/building in the heart of Argyll. please contact the office on 01546 602 903 to book a viewing.

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

# 11A ARKLAND

- Former shop premises • Heart of Inveraray • Tourist village location • Planning permission sought • Potential one-bedroom flat • Ideal for first-time buyers • Great investment opportunity • Historic 1800s building • Loch Fyne nearby • Cash buyers only

## Former Shop Premises, Inveraray

An exceptional opportunity to acquire a ground-floor former retail unit situated in the heart of the highly desirable and bustling tourist village of Inveraray.

Occupying a prominent position within this popular historic destination, the property offers exciting potential for redevelopment, with planning permission currently being sought for a change of use to create a one-bedroom residential flat (Argyll and Bute Planning Portal Reference: 26/00159/PP).

Once completed, the proposed accommodation would provide an attractive and easily maintained home all on one level, making it ideal for a variety of purchasers including first-time buyers, downsizers, or those seeking a convenient base within this vibrant west coast community. The property could also represent an excellent investment opportunity with strong potential as a long-term rental property.

Inveraray continues to attract visitors throughout the year thanks to its stunning setting on the shores of Loch Fyne, historic architecture, independent shops, cafés, and local amenities, making this a particularly appealing location for both residents and investors alike.

Early enquiries are encouraged to fully appreciate the potential this unique opportunity presents.

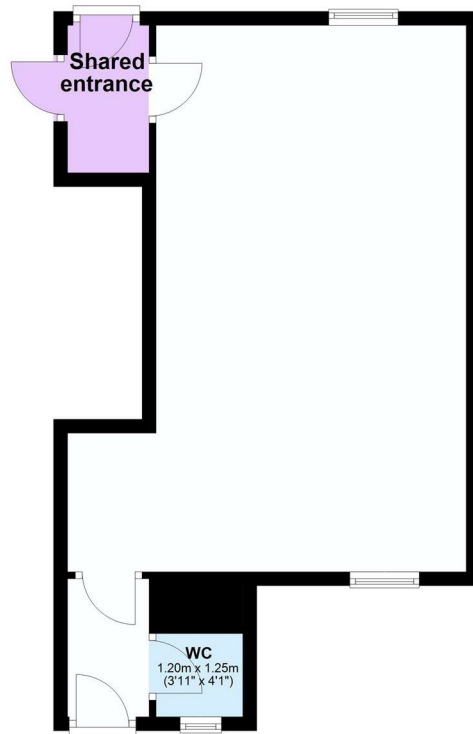
**CASH BUYERS ONLY.**





### Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)  
(excluding Shared entrance)



Total area: approx. 43.2 sq. metres (464.5 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.

Campbeltown  
Kinloch Hall  
Lochend Street  
PA28 6DL  
Campbeltown  
Argyll  
PA28 6DL

01586553737  
sales@sbsproperty.co.uk  
sbsproperty.co.uk

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