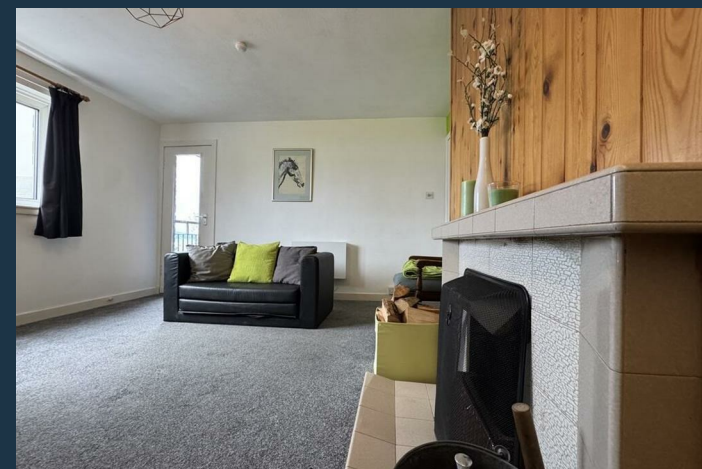




HERMIONE TERRACE CHALMERS ARDRISHAIG, PA30 8HA

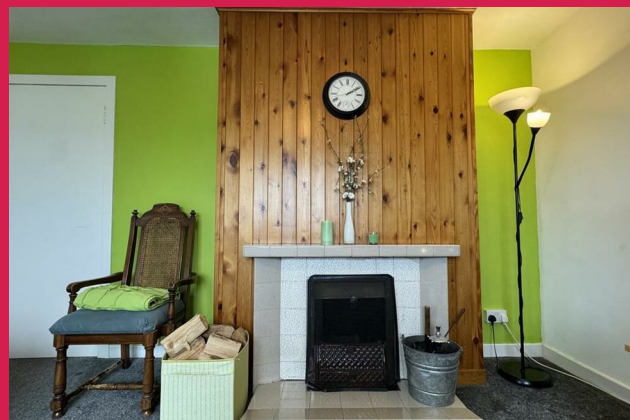
OFFERS IN THE REGION OF £45,000

5 Hermione Terrace, a fantastic property ideal for a first time buyer. Owning this could well be cheaper than paying rent. So get off your parent's sofa and come and view.

Stewart Balfour & Sutherland
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HERMIONE TERRACE

- Spacious 1-bedroom flat • Private balcony with views • Electric heating system • Located in Ardrishaig village • Short walk to local shops • Near stunning Crinan Canal • Public car park opposite • Ideal for first-time buyers • Viewing highly recommended • Open fire



Set in the heart of the charming village of Ardrishaig, this beautifully positioned and generously proportioned flat offers the perfect blend of comfort, convenience, and breathtaking scenery. The accommodation briefly comprises entrance hall, living/dining room leading onto the private balcony. A large double bedroom with excellent built in storage and spacious bathroom completes the interior, not to mention the great storage throughout.

Boasting outstanding views, the property features spacious accommodation throughout and a private balcony – the perfect spot to enjoy your morning coffee or unwind at the end of the day while taking in the picturesque surroundings.

Ideally located just a short stroll from local shops, cafés, and village amenities, you'll also find the stunning Crinan Canal only minutes away, offering beautiful waterside walks and a relaxed lifestyle right on your doorstep. For a wider range of amenities, the town of Lochgilphead is just a short drive away.

The property benefits from an electric heating system, and supplemented with an open fire ensuring comfortable living throughout the year, while parking is made easy with a public car park directly opposite.

Whether you're searching for your first home, a peaceful retreat, a buy-to-let investment, or a holiday home in the heart of Argyll, this fantastic flat ticks all the boxes. With its spacious layout, enviable location, and spectacular views, early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

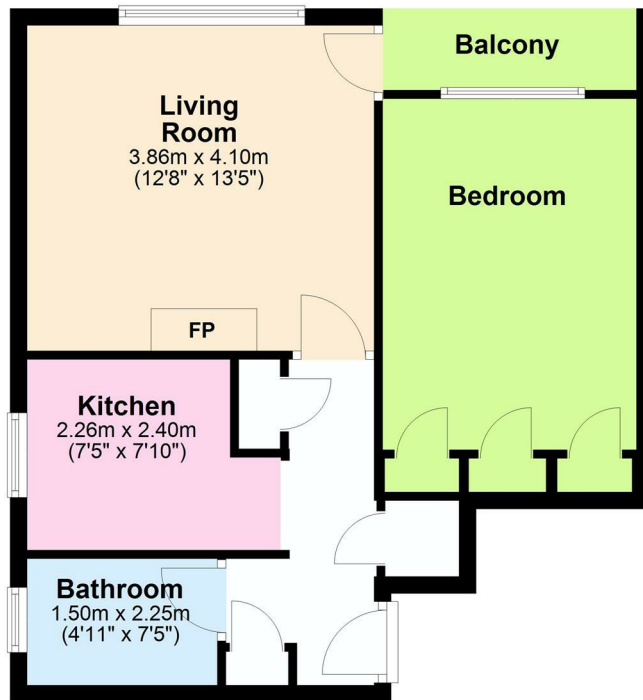




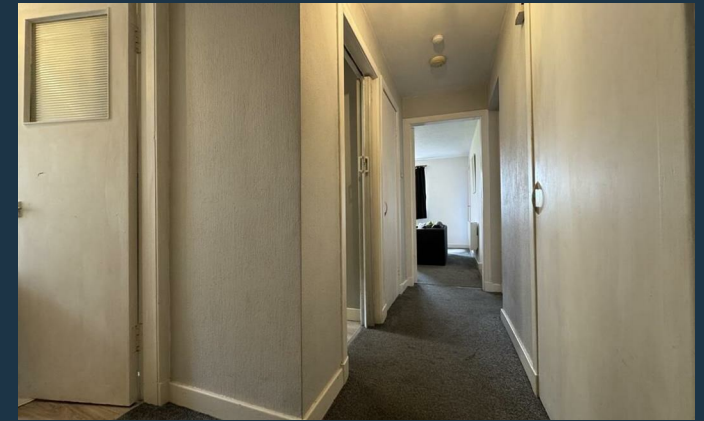
Add some narrative here

First Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



Total area: approx. 50.2 sq. metres (540.2 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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