



**5 BLARBUIE ROAD
LOCHGILPHEAD, PA31 8LE**

OFFERS IN THE REGION OF £35,000

No 5 Blarbuie is a spacious ground floor flat which is just waiting for the next owner to give it a new lease of life. Perfectly positioned on the periphery of Lochgilphead whilst enjoying lovely countryside views, this could be a great first time buy or buy to let opportunity.

Stewart Balfour & Sutherland
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5 BLARBUIE ROAD

- Spacious ground floor flat • CASH BUYER ONLY
- Great opportunity to add value • Small outhouse to side of building
- No onward chain



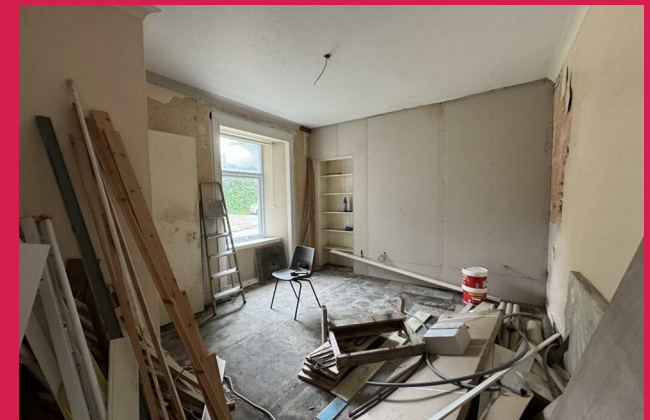
Number 5 Blarbuie Road offers an exciting opportunity to create a home tailored entirely to your own taste and requirements, all at a highly competitive asking price.

Offering the perfect balance of value and potential, this spacious ground-floor property is likely to appeal to a wide range of buyers, including first-time purchasers, downsizers and those looking for a rewarding renovation project.

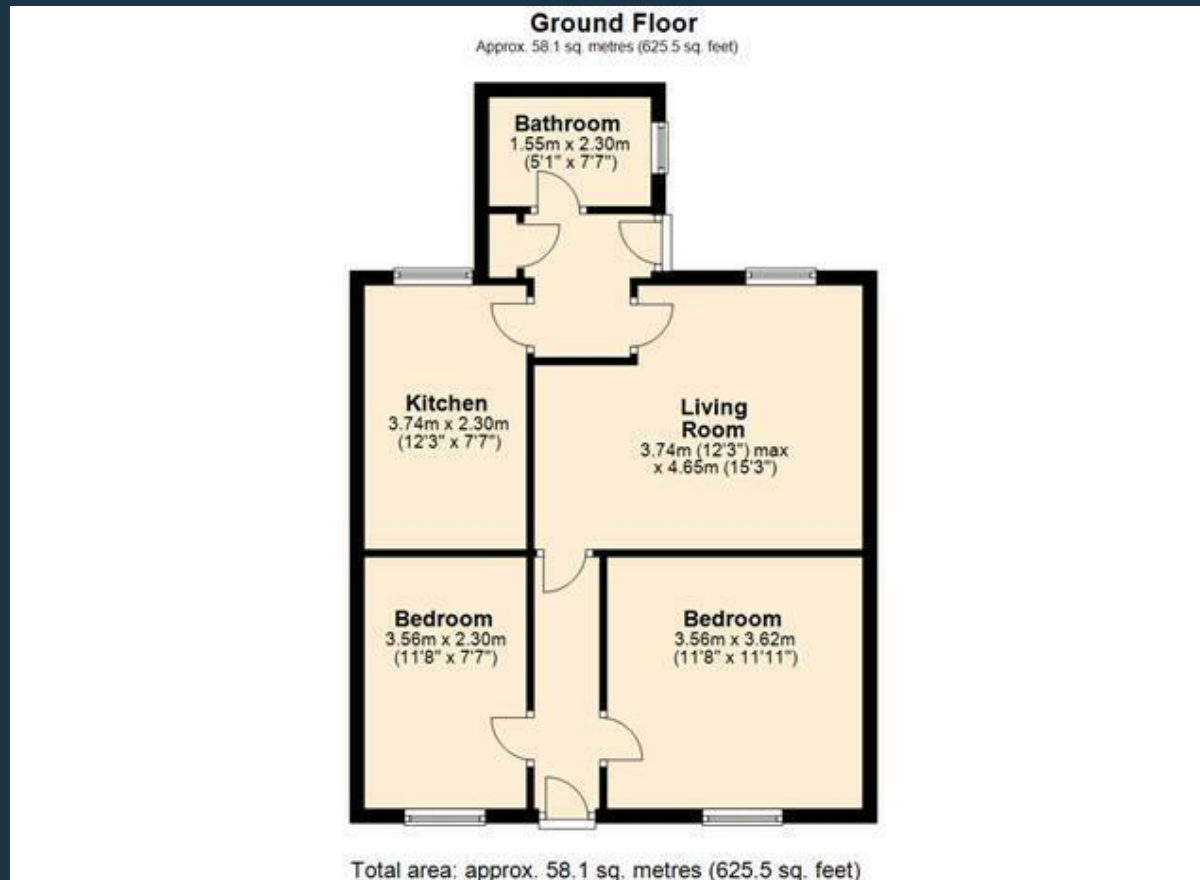
The accommodation can be accessed via both the front and rear entrances. Entering through the front door, you are welcomed by a bright entrance hallway, which provides access to two well-proportioned bedrooms. The principal bedroom is situated to the right and features an attractive recessed shelving unit, while the second is a comfortable smaller double bedroom located to the left. Both rooms enjoy pleasant open views towards the surrounding countryside, together with the tranquil sound of a nearby river beyond the public road. Continuing through the property, you arrive at a generously sized living room overlooking the communal gardens and parking area to the rear. This inviting space also benefits from an attractive recessed shelving alcove and offers excellent potential for the installation of a log-burning stove, creating a warm and welcoming focal point for cosy winter evenings. The living room leads into a rear hallway, which provides access to the areas designated for the future kitchen and bathroom. This hallway also incorporates a useful storage cupboard and a rear door opening directly onto the communal gardens and parking area.

Externally, the property benefits from a useful private store located to the side of the building.

Please note that the property is currently unmortgageable due to the absence of a fitted kitchen and bathroom. However, for buyers seeking a property with excellent potential and the opportunity to create a home to their own specification, this represents a fantastic opportunity. Early viewing is highly recommended to fully appreciate the potential on offer.







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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