

**DAWSONS**



**TOP FLOOR FLAT  
9 UNION STREET, LOCHGILPHEAD, PA31 8JS**

A Spacious Attic Flat Enjoying Excellent Open Views  
Situated Close To The Town Centre Equally Suited For  
A First Time Buyer Or As A Buy To Let Investment

Hall : Sitting Room : Kitchen  
3 Bedrooms : Shower Room  
Shared Garden And Parking To The Rear

**Guide Price £90,000**

**INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS**



**Lochgilphead** sits at the head of Loch Gilp and is on the banks of the Crinan Canal, in the heart of Argyll. The town has a good range of local facilities including a hospital, modern high school, swimming pool and excellent shopping with many small independent retailers, together with Tesco and Co-op Supermarkets. The town is also the headquarters for Argyll & Bute Council. The area abounds in opportunities for outdoor enthusiasts, with hill walking, sailing and fishing just a few of the recreational sports that can be enjoyed close by.

Offering an excellent opportunity for a first time buyer or as a letting property, this bright and airy three bedroomeed top floor flat is conveniently situated close to the town centre and enjoys far reaching views towards the loch and countryside beyond. The property forms part of a substantial stone building with access to the rear through a communal entrance and stairwell. The accommodation, whilst in need of some redecoration, does benefits from electric heating and a modern shower room and kitchen. In addition, there is a shared garden and parking to the rear.

#### DETAILS OF ACCOMMODATION

**Hall** with large storage cupboard housing hot water tank, recess with coat hooks, electric heater, hatch to roof space, 3 ceiling light fittings.

**Sitting Room:** 4.64m x 3.46m, windows to front, electric heater, 2 ceiling light fittings, wood effect laminate flooring.

**Kitchen:** 3.32m x 2.38m, window to rear, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink with drainer, oven, hob with extractor over, plumbing for washing machine, fitted cupboard, panel heater, ceiling light fitting, wood effect laminate flooring.

**Bedroom 1:** 4.65m x 2.21m, coomed (sloping) ceiling, windows to front, fitted cupboards, electric heater, ceiling light fitting, fitted carpet.

**Bedroom 2:** 4.29m x 2.01m, coomed ceiling, windows to front, fitted cupboards, electric heater, ceiling light fitting, fitted carpet.

**Bedroom 3:** 2.67m x 2.44m, coomed ceiling, window to rear, electric heater, ceiling light fitting, fitted carpet.

**Shower Room:** 2.12m x 1.55m, coomed ceiling, Velux roof light window to rear, shower enclosure with waterproof wall panelling and folding door, whb, wc, heated towel rail, wall mounted fan heater, wall tiling, ceiling light fitting, vinyl flooring.

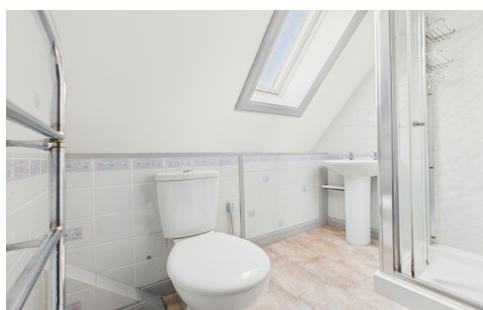
#### GENERAL INFORMATION

**Services:** Mains water, electricity and drainage. **Council Tax:** Band C. **EPC Rating:** E53. **Home Report:** Available from the Selling Agents.

**Guide Price:** Ninety Thousand Pounds (£90,000). Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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