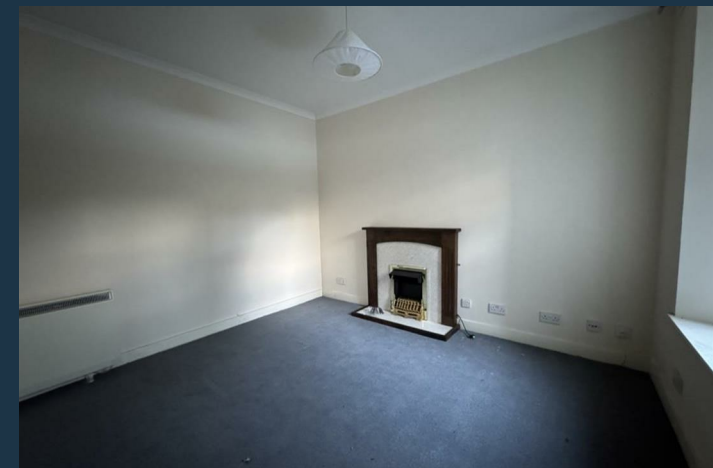




**8 BLARBUIE ROAD
LOCHGILPHEAD, PA31 8LE**

OFFERS IN THE REGION OF £50,000

Centrally located with all the amenities you could wish for only a short walk away this flat will be ideal for either a first time buyer, Air bnb or buy to let investor after light refurbishment.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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SBS Property Shop

8 BLARBUIE ROAD

- Perfect first time buy or investment property
- Peaceful location overlooking a small river
- Two spacious bedrooms
- Close to local hospital
- Useful outhouse to the side of the building



Stewart Balfour & Sutherland are delighted to present 8 Blarbuie Road, Lochgilphead to the market. This spacious two-bedroom ground floor flat enjoys a convenient location within easy walking distance of the town centre and local amenities, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

Benefiting from both front and rear access, the property enjoys an attractive elevated position to the front with pleasant views over mature trees and shrubs, while the gentle sound of a nearby river adds to its peaceful setting.

The accommodation is entered via the front door into a welcoming entrance hallway. To the left is a generously proportioned double bedroom, while a second smaller double bedroom is positioned to the right. Both bedrooms enjoy front-facing windows, taking full advantage of the pleasant open outlook.

Continuing through the property, the hallway leads into a spacious living room overlooking the communal gardens and residents' parking area to the rear. This bright reception room provides ample space for lounge furniture and offers an excellent setting for both everyday living and entertaining. Leading from the living room is the fitted kitchen, which is equipped with a good range of wall and base units and incorporates an integrated fridge freezer, electric hob, oven and sink with drainer. A rear-facing window allows for excellent natural light, and there is sufficient space for a dining table and chairs, creating a practical kitchen/dining area. A rear hallway provides access to the bathroom, which is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and bath with electric shower over. A window provides natural light and ventilation. The rear hallway also features a glazed external door giving direct access to the communal parking area and shared drying green.

Externally, the property further benefits from a useful private store located at the end of the building, providing excellent additional storage for bicycles, gardening equipment or outdoor belongings.

Although the property would benefit from a degree of cosmetic modernisation, it offers excellent potential to create a comfortable home tailored to individual tastes. Its spacious layout, convenient ground floor position and highly accessible location make it an excellent opportunity for a wide variety of purchasers.

Lochgilphead offers an excellent range of local amenities, including supermarkets, independent shops, cafés, schools and leisure facilities. The property is conveniently situated within a short walk of Lochgilphead Hospital, the town centre and Lochgilphead Golf Club, providing an excellent balance of convenience and outdoor recreation.





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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