

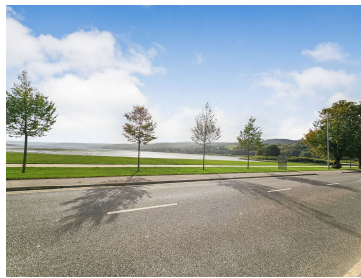


1 Bedroom Flat/Apartment

Guide Price: £70,000

Flat 3, The Hollies, Poltalloch Street, Lochgilphead, PA31 8LP

Traditional stone building, first floor apartment offering elevated views of Loch Gilp and beyond to Loch Fyne. South facing, front row property situated in the heart of the town, Within easy walking distance of the local amenities, cafes and shops and in prime location to benefit from the new improved front green facilities. One of 4 in the block with shared garden and parking areas. Comprising; Lounge/diner, kitchen, double bedroom and bathroom. The property further benefits from electric central heating, recent double glazing, security entrance, off road parking to the rear with additional free public car park close by. Highspeed broadband, 4G and digital television are available.




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Entrance

A ground floor security entrance door leading to a well kept, communal entrance, carpeted staircase to the first floor. First floor flat entrance door with glazed panel into inner hallway with carpeted flooring, linked smoke alarm, radiator, circular ceiling lighting, inbuilt storage cupboard with shelving and housing Aztec electric boiler providing central heating and hot water.

Lounge/diner 5.0m x 4.0m

The highlight of the property is the fabulous living area, light and bright with lots of natural light streaming in from the dual picture windows. The window views to the front offer elevated views over the front green and across Loch Gilp, The feature pendant lighting provides another focal point in the room with carpeted flooring, dual radiators, two alcoves offering handy storage and linked smoke alarm. Ample space for freestanding lounge and dining furniture.

Kitchen 2.3m x 2.2m

Matching white base and wall units with contrasting worktop space. stainless steel sink and coloured tile splashbacks. A large velux window streams lots of natural light into the room, laminate flooring, pendant lighting, heat sensing alarm, loft hatch access, power and electrics for freestanding white goods.

Bedroom 3.3m x 2.5m

Double bedroom with window views to the side bringing good light into the room, recessed lighting on a dimmer switch, radiator, carpeted flooring and ample room for bedroom furniture.

Bathroom 2.5m x 1.7m

White 3 piece suite, bath with overhead Mira electric shower, curtain rail and respatex splashbacks, WC and WHB with tile splashbacks. Wood panel ceiling, large opaque window, radiator, recessed lighting, double mirrored wall cabinet, dimplex wall heater and towel holder.

Outside

The are communal garden grounds and access around the building. The front south facing garden mainly laid to grass and a perfect spot to enjoy the loch views and recently upgraded town green. To the rear there is private parking with additional parking at the adjacent public car park.

Location

In a prime location to take advantage of the new front green public square, walking and seating areas together with new landscape works. The property is only a few minutes walk to the local supermarket, town centre shops and the Crinan Canal towpath. Lochgilphead has a good variety of amenities such as a hospital, swimming pool, dentist, vets, banks, and primary and secondary schools. Restaurants and cafes include Cafe 35, the Smiddy, Taj Mahal and Lee Garden take-away. Outdoor pursuits in the area include golf, bowling, fishing, hill walking, mountain biking and horse riding. The ferries to the islands of Arran, Islay and Gigha are just a short drive away.

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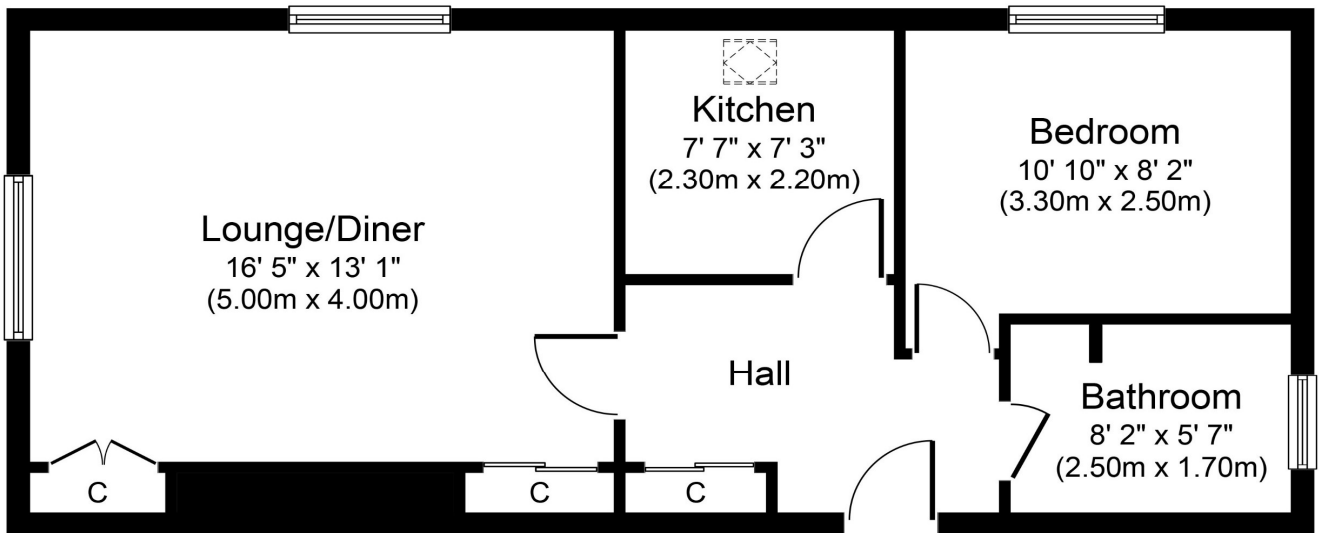
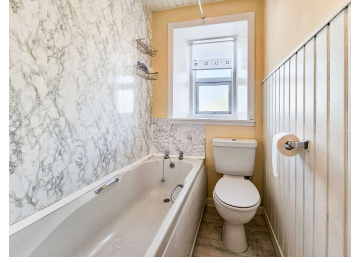
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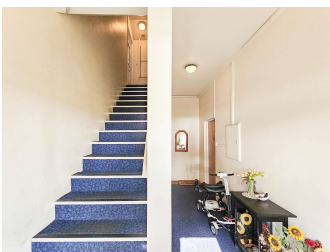
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Approximate Floor Area
506 sq.ft.
(47.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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