



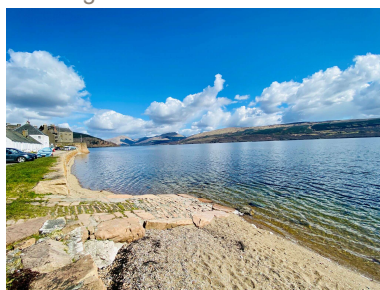
2 Bed Ground Floor Apartment

Guide Price: £160,000

1 Blacks Land, Inveraray, Argyll, PA32 8UE

Traditional ground floor apartment boasting sought after Loch Fyne views and nearby shore access. Blacks Land is located in the heart of the historic town of Inveraray. This well presented property blends character features with contemporary comforts during the 2022 renovation. Slate roof redone 2025. A rarely available property that will suit a varied range of buyers and investors. Adjacent car parking with residents permit acquirable, plus slipway access to the shores of Loch Fyne only 100 yards to the front of the property. Local shops, bars and restaurants are within level walking distance. Comprising; Lounge, breakfasting kitchen, 2 good sized double bedrooms and modern shower room. The rear of the property and across the lane is a small stone built coal cellar, gated pathway leading through the stone outbuildings for all 3 apartments to a good size private lawn area with space for at timber store/shed and extensive shared drying green within a south facing walled garden that provides gated access to the Primary School and towns main central avenue. Double glazed sash and case windows, thermostatic electric heating, ample storage space and linked smoke detectors. Previously ran as a successful holiday let with most of the contents available by separate negotiation. Highspeed broadband, 4G and digital television are available.

EPC rating D56 - Council Tax band B.




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Entrance Hallway 3.60m x 2.01m

External storm door to communal vestibule with stairs and lighting to upper apartments. Timber entrance door with opaque glazed insert to property hallway. Moroccan tile effect vinyl flooring, inbuilt cupboard with space and hooks for outdoor clothing and footwear. Spot and pendant lighting, socket point and electric heater.

Lounge 4.38m x 3.83m

Welcoming room with dual window views to rear lane. Decorative wall panelling, laminate flooring and space for freestanding lounge furniture. Pendant lighting with wall mounted feature lights, two inbuilt cupboards, ample socket points, tv and phone point and electric heater.

Kitchen 4.02m x 2.68m

Inviting and modern breakfasting kitchen with dual rear window views. Recently installed shaker style wall and base units providing multiple storage options such as glazed display cabinet and wine rack. Inbuilt fridge and freezer, Oven/grill, 4 zone halogen hob with extractor hood above. Belfast sink with brass swan neck mixer tap. Integrated washing machine. Space for table and chairs, laminate flooring, electric heater, ample socket points and spotlighting.

Utility/Pantry 1.12m x 0.92m

Handy walk in cupboard with shelving, wall light, laminate flooring, socket points and space for a condenser dryer.

Bedroom One 4.25m x 3.55m

Spacious double bedroom with loch facing window views to front. Plenty of room for freestanding furniture, inbuilt cupboard with clothes rail, decorative wall panelling with feature lighting, feature pendant light, laminate flooring, ample socket points and electric heater.

Bedroom Two 3.98m x 3.23m

Good sized double bedroom with loch facing window to front. Plenty of room for freestanding furniture, inbuilt cupboard, decorative wall panelling, pendant light, laminate flooring, ample socket points and electric wall heater.

Shower Room 2.22m x 1.82m

Recently installed three piece suite with large walk in thermostatic shower enclosure, fixed glazed screen, rainfall showerhead and handheld attachment. Countersunk WHB and back to the wall WC with concealed cistern. Tiling to walls, Moroccan effect tiled vinyl flooring, spot and wall lighting, opaque window to rear, heated towel rail and extractor fan.

Outdoor space

The property benefits from a designated south facing rear garden area and large communal drying green. Access is via shared close adjacent to the apartment. Small stone built coal cellar across the rear lane on the way to the garden. Off street parking is available across the road in the large public car park with resident parking permit available through Argyll and Bute Council. Slipway leading from the car park to the shores of Loch Fyne and a short walk to the local shops, restaurants, primary school and amenities.

Location

The property is located in the centre of the much sought after town of Inveraray, Home of the Duke of Argyll, and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 40 minutes South of Oban and 40 minutes North of Lochgilphead.

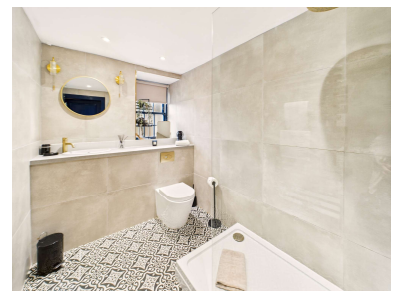
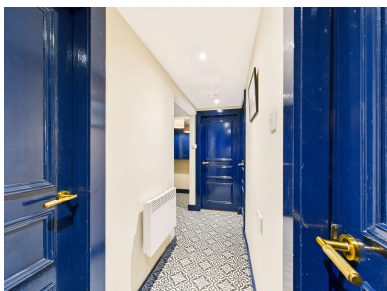
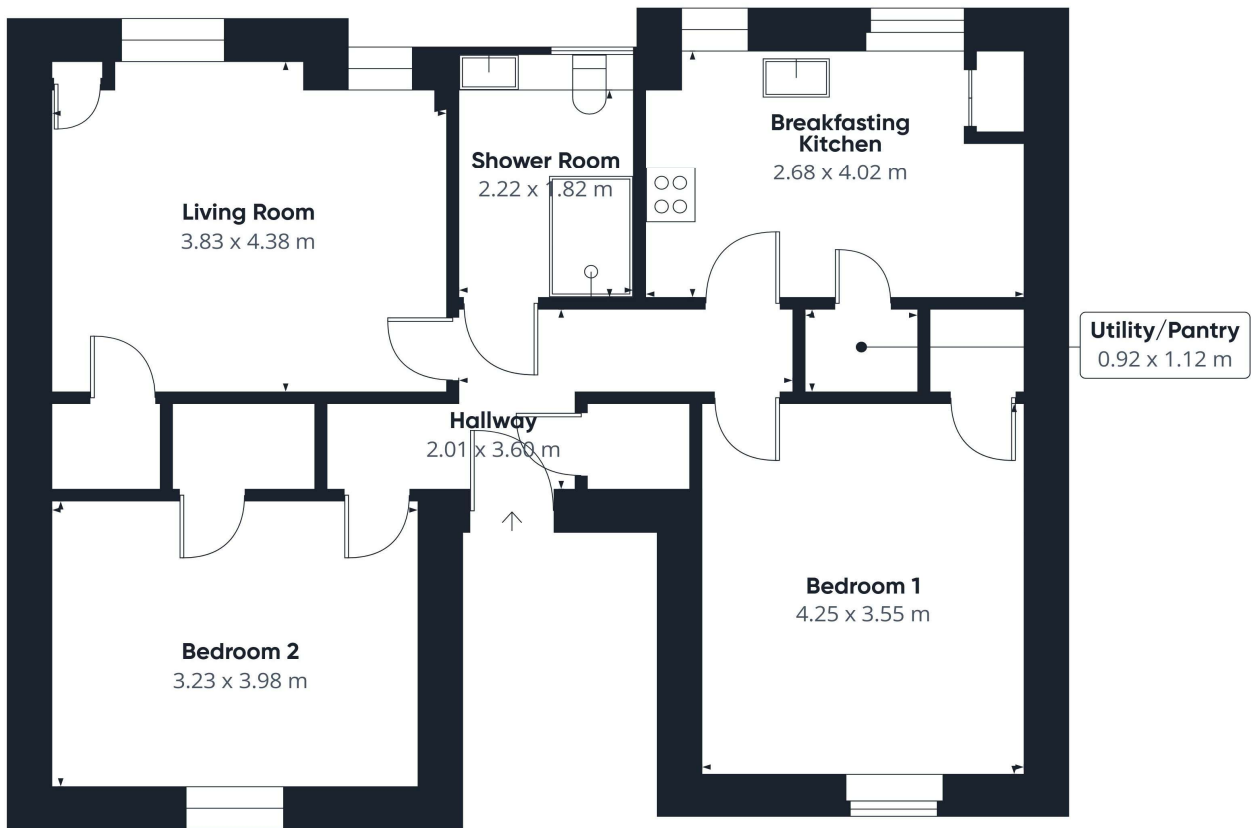
The property is a 10-minute walk from Inveraray's thriving main shopping area, restaurants and amenities. The town of Inveraray has the benefit of a primary school, a post office, Doctors surgery, 9-hole golf course, a variety of independent shops including The Pier Shop, Loch Fyne Whisky shop and The Highland Dog Deli. There are many delightful places to eat and drink including Brambles Bistro with garden terrace, Ocho contemporary restaurant by the pier and The Inveraray Inn with loch-facing beer garden.

Thinking of selling your property?

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Lochgilphead area 01546 607045 or Oban area 01631 561130

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