



2 Bedroom Apartment

Guide Price: £120,000

1 Fisher Row, Inveraray, Argyll, PA32 8UG

Location, location with this rarely available front row property boasting panoramic views of Loch Fyne and shore access nearby. Located on the preferred first floor of two in the block within the conservation area of the old town. Set in a prime, peaceful position with no passing main road traffic, local shops, bars and restaurants all within easy walking distance. The property requires a full internal renovation, exterior works and is attractively priced to attract a wide range of buyers and investors, Comprising; Lounge, kitchen, 2 double bedrooms and bathroom. To the rear is a shared drying green with access to a private coal cellar/store. The property further benefits from traditional sash and case windows, off peak electric heating, ample storage, open fire (safety check and reinstating required) and loft storage area. Highspeed broadband, 4G and digital television are available. EPC rating F28 - Council Tax Band B. Early viewing is highly recommended as a closing date is likely to be set.




ARGYLL
 Estate Agents

Entrance/Hallway 3.15m x 2.08m

External door on ground floor to communal vestibule with stairs and lighting to the property. Timber entrance door with letterbox to inner hallway, large inbuilt cupboard with shelving, carpeted flooring, off peak storage heater, pendant lighting, loft hatch access and socket points.

Lounge 3.87m x 3.83m

Light and bright with captivating, elevated dual aspect loch views to the front and side. Space for freestanding furniture, open fireplace with tiled hearth, off peak electric storage heater, carpeted flooring, socket points, pendant lighting and tv point.

Kitchen 3.79m x 2.20m

Dual aspect views to the loch at the front and Inveraray Jail to the side. Base cabinets, worktops, two inbuilt pantry cupboards, vinyl flooring, socket points and strip lighting. Space and plumbing for white goods, stainless steel sink, wall shelving and off peak storage heater.

Bedroom One 3.85m x 2.99m

Good sized double bedroom with garden views to the rear. Plenty of room for freestanding furniture, two double inbuilt cupboards, carpeted flooring, pendant lighting, socket points and electric heater.

Bedroom Two 2.82m x 2.51m

Double bedroom with garden views to the rear. Room for freestanding furniture, double inbuilt cupboard, carpeted flooring, pendant lighting, socket points and off peak electric storage heater.

Bathroom 2.08m x 2.00m

Three piece suite with Bath, WHB and WC. Clothes pulley, handrails to bath, opaque window to side, vinyl flooring, pendant light and wall mounted electric heater.

Outdoor space

The property benefits from a shared rear garden area and communal drying green. Small stone built coal cellar (in need of repair) across the rear gardens. Off street parking is available along the shorefront in the large public car park with resident parking permit available through Argyll and Bute Council. Slipway leading from the nearby car park to the shores of Loch Fyne and a short walk to the local shops, restaurants, primary school and amenities.

Location

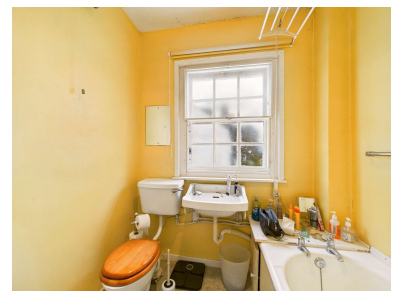
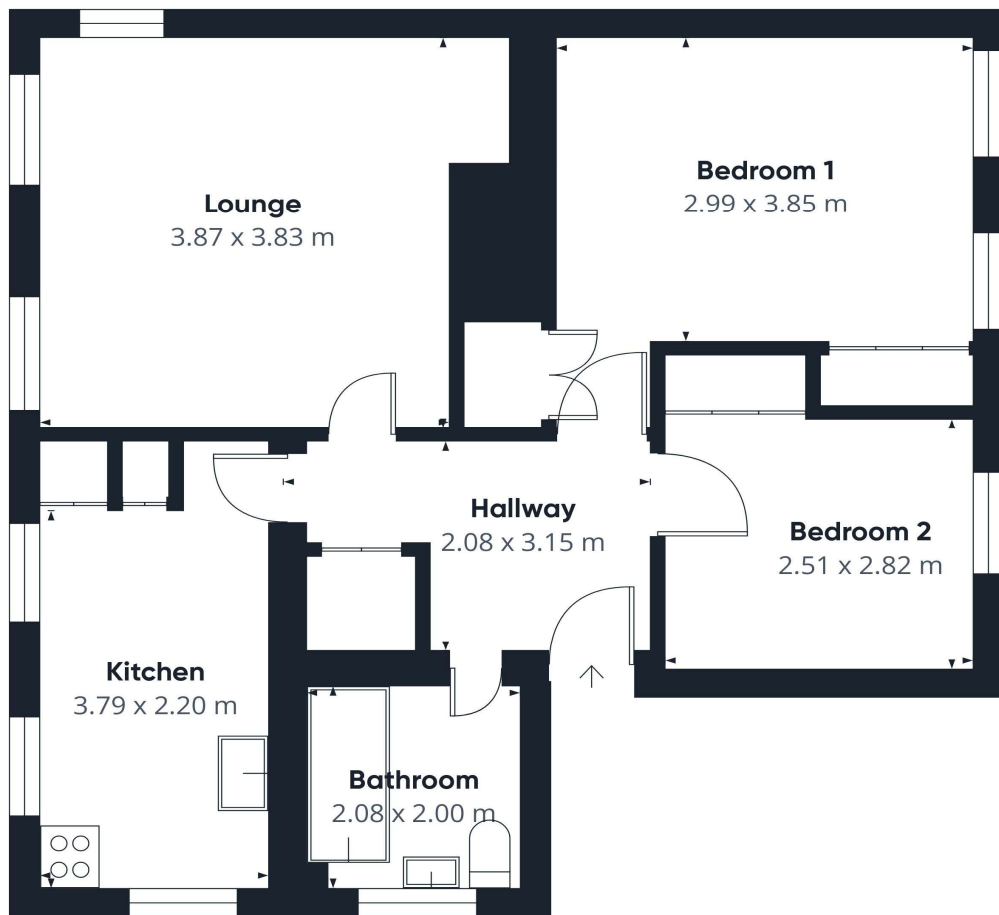
The property is located in the centre of the much sought after town of Inveraray, Home of the Duke of Argyll, and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 40 minutes South of Oban and 40 minutes North of Lochgilphead. The property is a 10-minute walk from Inveraray's thriving 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?

Call now to find out more about the best deal in your area.

Lochgilphead area 01546 607045 or Oban area 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.