

DAWSONS



Plot 3, Balliebeg By Lochgilphead, Argyll, PA31 8RU

- Available For Reservation Now
- Proposed Detached Bungalow
- Enjoying Expansive Countryside Views
- Renewable Air-Source Heating
- Windows With High Levels Of Thermal Insulation
- Vestibule : Hall : Kitchen/Dining Room : Lounge
- 3 Bedrooms, One With En-Suite Shower Room
- Bathroom : Utility Room

Fixed Price £320,000

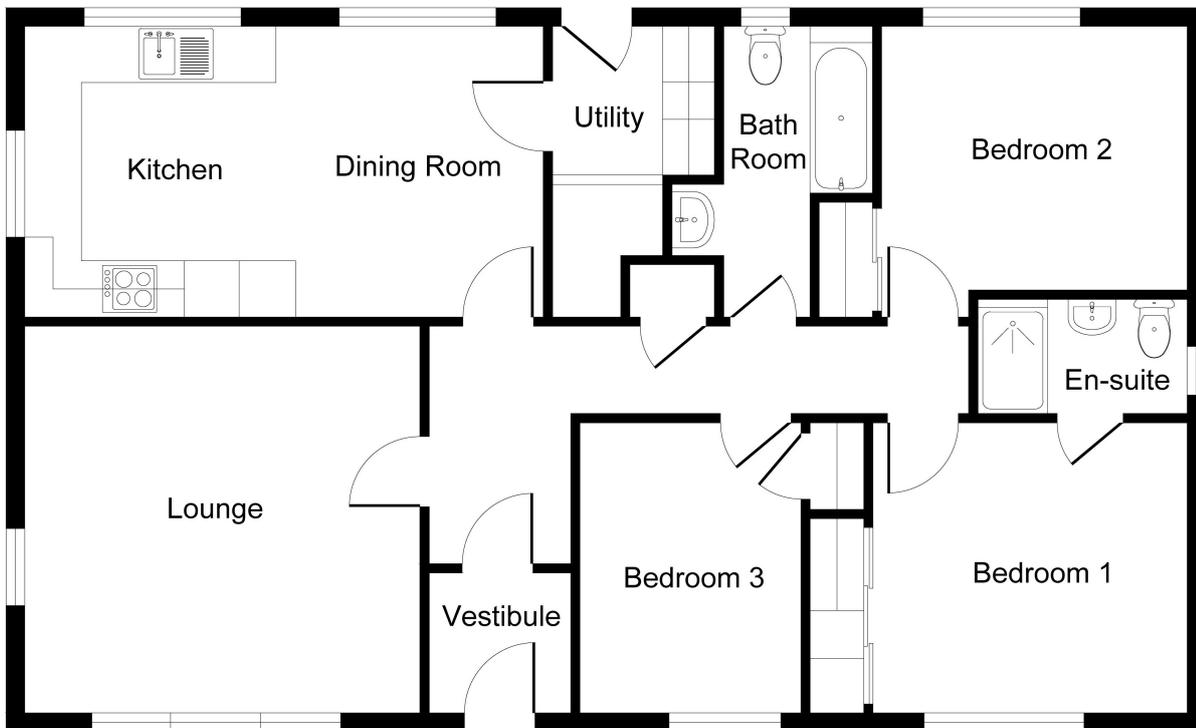
Lochgilphead sits at the head of Loch Gilp and is on the banks of the Crinan Canal, in the heart of Argyll, yet is only 80 miles from Glasgow International Airport. The town has a good range of local facilities including a hospital, modern high school, swimming pool and excellent shopping with many small 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.

Balliebeg is a small enclave of individual homes situated just off the A83, within easy reach of the town centre, with *Plot 3* being a most desirable site enjoying expansive views over the surrounding countryside to the hills beyond. Available for reservation now the proposed property is a three bedroomed detached bungalow benefiting from renewable air-source heating technology, NHBC guarantee, double glazed windows with high levels of thermal insulation and a choice of kitchen and bathroom designs by Howdens.

MACLEOD

CONSTRUCTION LIMITED

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Council Tax Band: To be assessed on completion of the build.

Viewing: The site can be viewed following prior appointment with the Selling Agents.

NOTE: These plans and elevations are for illustrative purposes only.

IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

