



**12 WOODSIDE
CARRADALE, PA28 6SB**

FIXED ASKING PRICE £105,000

*****OFFER AGREED*****

Excellent starter home or investment purchase in this charming, picturesque village.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

12 WOODSIDE

- Entrance Hall • Lounge • Kitchen with dining area • 2 Bedrooms • Bathroom • Double Glazing • Electric Storage Heating • Neatly maintained garden grounds • Off street parking available directly opposite the property



This attractive MID TERRACED TWO STOREY BRICK BUILT DWELLINGHOUSE has neatly maintained garden grounds to the front bounded by a wrought iron fence. Access to the rear garden is through the adjoining pend leading to a large area of neatly maintained lawn and a slabbed patio area.

Local amenities in this picturesque village include scenic beaches, water sports, woodland walks and a challenging nine hole golf course. In the village itself there is a community shop, restaurant, hotels, GP surgery and a primary school. The main focal point of the village is the attractive natural harbour which is within walking distance of Woodside.

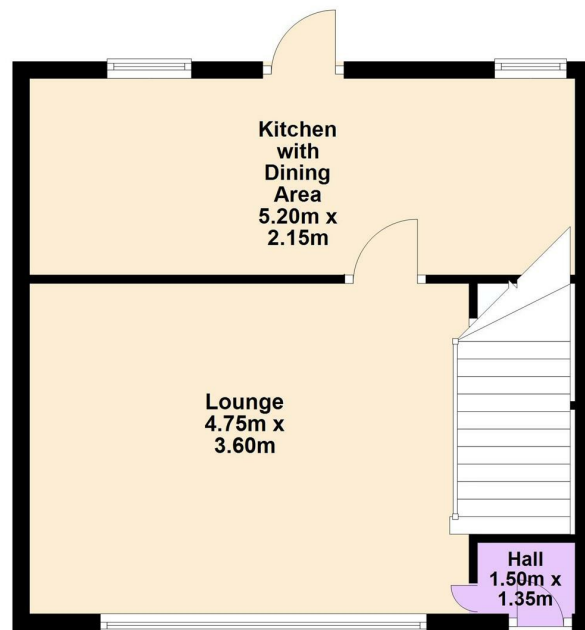
In good condition the accommodation on the ground floor comprises entrance hall, a good sized well proportioned bright lounge with open fire, a spacious modern kitchen on open plan with an attractive dining area from which there is a door leading out to the rear garden. All white goods are included. A carpeted staircase leads to the upper floor having a well appointed bathroom and two spacious, wonderfully bright bedrooms with excellent storage space. The property is double glazed and there is electric storage heating. Off street parking is available directly opposite the property in a well maintained car park.



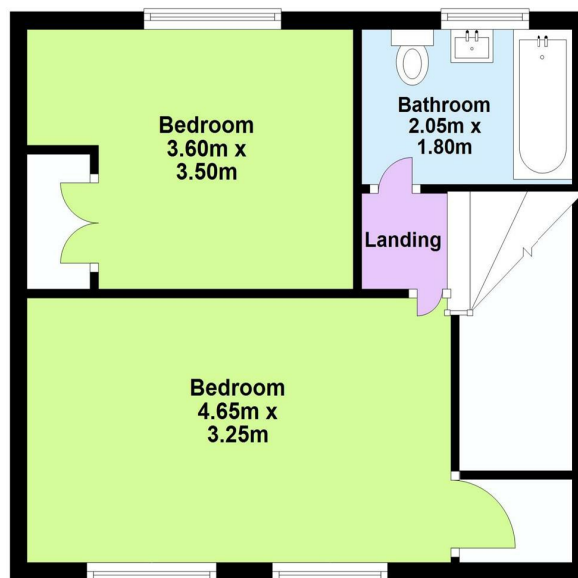


The photographs above show a spacious very comfortable lounge with open fireplace and a lovely bright kitchen with attractive dining area

Ground Floor



First Floor



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.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop