



**1/2 LOCHVIEW DARROCH ROAD  
ARDRISHAIG, PA30 8EF**

**OFFERS IN THE REGION OF £125,000**

Stewart Balfour and Sutherland are delighted to bring to the market this superb two bedroom first floor flat that just needs to be viewed. If your in the market for a modern stylish and excellently presented home at a great price then they don't come much better than this. Early viewing is highly recommended.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# 1/2 LOCHVIEW DARROCH ROAD

- First floor flat with views • Characterful dual aspect lounge • Modern, well-equipped kitchen • Two spacious double bedrooms • Stylish, contemporary bathroom • Efficient electric heating system • Double glazing throughout • Large private garden with summerhouse • Shared private parking available • Early viewing highly recommended



Nestled on Darroch Road in the charming village of Ardrishaig, this superbly presented first-floor flat offers a delightful blend of character and modern living. Built in 1898, the property boasts outstanding elevated views over the picturesque Loch Fyne, providing a stunning backdrop to everyday life.

Upon entering, you are welcomed into a beautiful living room that features a dual aspect, allowing natural light to flood the space and enhance its inviting atmosphere. The modern, well-equipped kitchen is perfect for those who enjoy cooking and entertaining, making it a central hub for family and friends.

The flat comprises two generously sized double bedrooms, each offering ample space and comfort, along with a stylish bathroom that adds a touch of luxury to your daily routine. The property benefits from a modern wet electric central heating system and double glazing, ensuring warmth and comfort throughout the year.

Outside, you will find large private rear gardens, complete with a charming summerhouse, ideal for relaxing or enjoying the outdoors. Additionally, there is private shared parking available, providing convenience for residents.

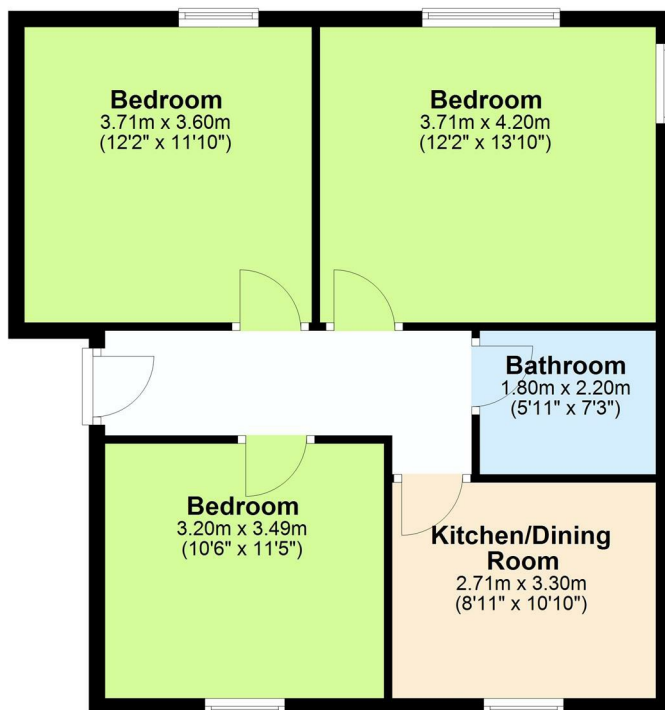
This property is truly ideal for almost any buyer, whether you are a first-time homeowner, a small family, or looking for a peaceful retreat. With its attractive features and prime location, early viewing is highly recommended to fully appreciate all that this flat has to offer. Don't miss the opportunity to make this lovely home your own.





## First Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



Total area: approx. 61.8 sq. metres (664.9 sq. feet)



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.

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