



## CRAIGLARICH, LEAR SIDE ROAD CAMPBELTOWN, PA28 6RF

**OFFERS OVER £345,000**

This superb detached bungalow is beautifully positioned in an elevated spot, allowing for breathtaking vistas towards Ailsa Craig to the northeast and the picturesque Ayrshire and Galloway coastlines to the southeast. The location is particularly appealing, being approximately seven miles from Campbeltown. Here, residents can enjoy a variety of amenities, including retail shops, a cinema, and a charming harbour, all contributing to a vibrant community atmosphere.

This property is ideal for those seeking a peaceful lifestyle while still being within reach of local conveniences. Whether you are looking for a family home or a tranquil getaway, this bungalow in Feochaig is a wonderful opportunity not to be missed.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# CRAIGLARICH

- 3 spacious bedrooms • 2 modern bathrooms • Superb lounge with dual aspect windows • Luxury fitted kitchen • Beautiful garden grounds • Elevated ocean views • Close to sandy beaches • Golf courses nearby • Viewing recommended



Wonderfully bright and spacious throughout, this immaculately presented home comprises an attractive entrance vestibule leading through to the lounge - which has dual aspect windows taking full advantage of the superb views and features a multi fuel stove creating a warm and welcoming atmosphere. Beautifully fitted luxury kitchen with large Island unit on open plan with a comfortable seating area and patio doors leading out to the garden. There is also a fully fitted utility room providing extra storage space. The main bathroom is well appointed having a modern white suite and there are three good sized double bedrooms two of which have ocean views, the master bedroom also having an en-suite shower room. Full D.G. LPG central heating.

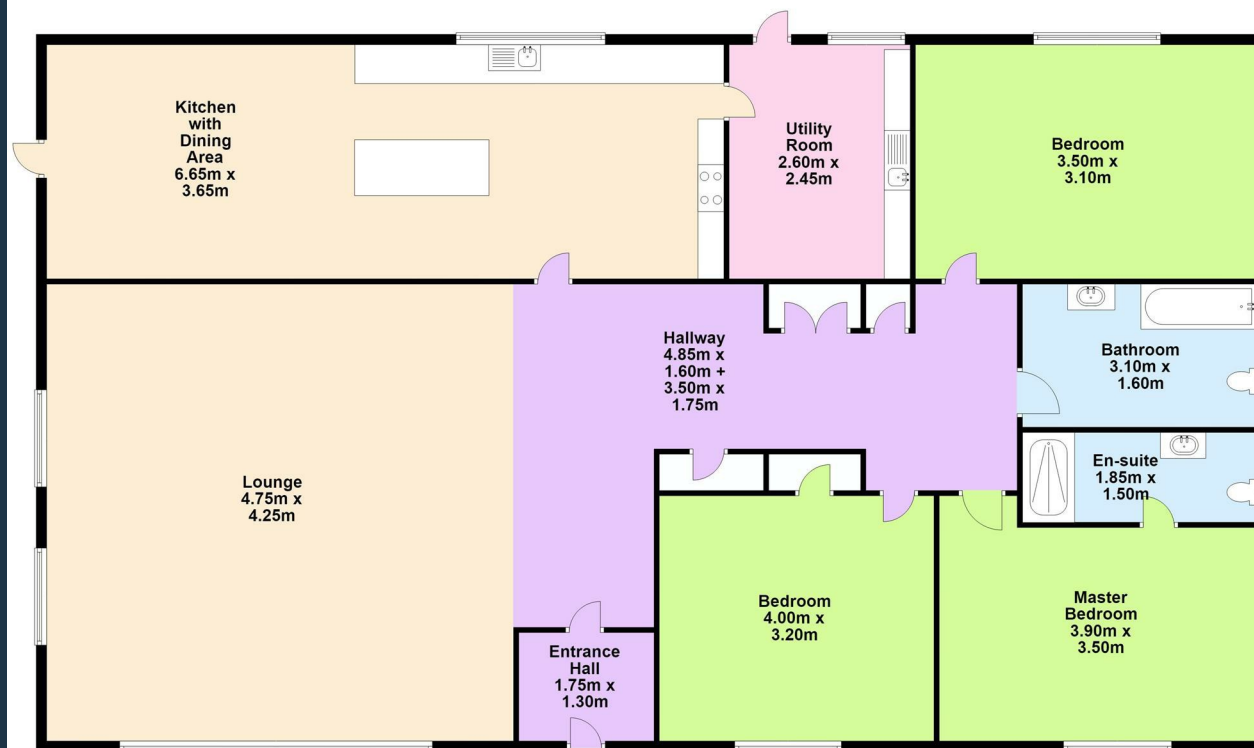
The garden grounds are a lovely feature in themselves having a large area of lawn, a raised patio area and an off road driveway with room for several vehicles. There is also a substantial workshop /garage. The Title to this property also includes a two acre field situated directly in front of the property which protects Craiglarich from ever being built in front of.

A charming property with stunning ocean views in a very peaceful rural location which must be viewed to be truly appreciated.





Beautifully presented coastal home in a tranquil setting



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

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