



**7 KNOCKRUAN WAY
CAMPBELTOWN, PA28 6TN**

OFFERS OVER £425,000

OFFER AGREED

This exquisite DETACHED VILLA offers a luxurious lifestyle with breath taking elevated views of the loch. Energy efficiency is a key feature of this home, with air source heating, full double glazing, and solar panels contributing to a sustainable lifestyle. The low-maintenance garden grounds at both the front and rear provide a serene outdoor space, while the paved driveway adds convenience. Don't miss the opportunity to own this exceptional home that combines modern luxury with stunning natural beauty.

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

7 KNOCKRUAN WAY

- Detached luxury home with expansive loch views
- Modern design layout creating relaxed bright accommodation in neutral tones throughout
- Beautifully fitted kitchen with utility area and a stunning open plan dining room
- Impressive bright lounge with wood burning stove
- Solid oak flooring with underfloor heating on the ground floor
- 5 bedrooms master having a private balcony as well as an en-suite shower room
- Air source heating Full double glazing Solar panels
- Low maintenance garden grounds to front & rear with paved driveway
- Built to a high standard of specification
- Immaculate property in walk into condition



As you enter, you are greeted by a beautifully designed layout that promotes a relaxed atmosphere, with bright, airy rooms adorned in neutral tones. The heart of the home is the stunning kitchen, which features a utility area and flows seamlessly into an open-plan dining room, perfect for entertaining family and friends. The impressive lounge, complete with a wood-burning stove, invites warmth and comfort, making it an ideal spot to unwind.

The ground floor boasts solid oak flooring complemented by underfloor heating, ensuring a cosy environment throughout the year. This property comprises five well-appointed bedrooms, including a master suite that boasts a private balcony and an en-suite shower room, offering a tranquil retreat.

This immaculate property is in walk-in condition, ready for you to make it your own.

Campbeltown has a good range of retail services as well as a number of artisan shops & bistros. The monthly Famers Market, which sells a variety of local produce, is always a popular event. Campbeltown is also home to three of the finest Scottish distilleries, Springbank, Glengyle and Glen Scotia. There is an excellent health centre, hospital, dental surgery, library, leisure centre and cinema.

The famous links of Machrihanish, renowned for having the best opening hole in the world of golf, is a short 15 minute drive away as is the challenging Machrihanish Dunes Course. The local waters provide an excellent sailing and water sport environment with sea angling also a very popular past time.

As well as excellent bus links to and from Glasgow Campbeltown has its own airport with twice daily weekday flights to and from the city with an inflight time of less than 30 minutes.





A stunning family home exceptionally bright and spacious throughout





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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

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