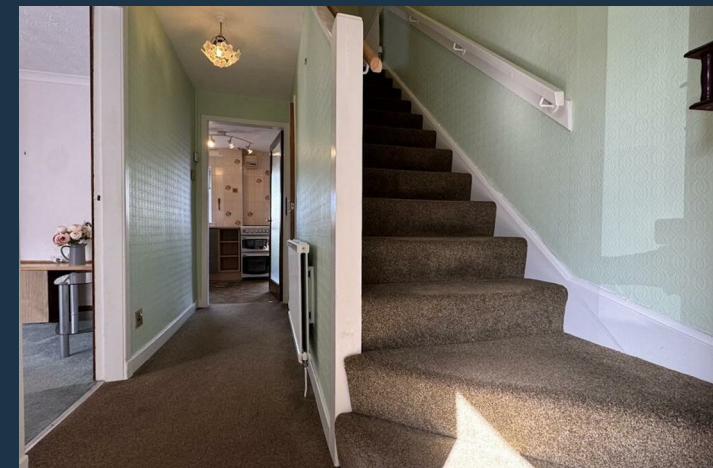




**8 DEWAR AVENUE
LOCHGILPHEAD, PA31 8NR**

OFFERS IN THE REGION OF £117,500

Stewart Balfour & Sutherland are delighted to bring to the market this spacious three-bedroom end-terraced home, pleasantly situated within a popular and sought-after residential area of Lochgilphead. Offering generous accommodation, attractive gardens and far-reaching views to the rear across the playing fields and towards Lochgilphead, the property represents an excellent opportunity for first-time buyers, young families or those seeking a buy-to-let investment.

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

8 DEWAR AVENUE

- Spacious three-bedroom end-terraced home
- Bright dual-aspect lounge/dining room
- Far-reaching views over nearby playing fields
- Propane gas-fired central heating
- Floored attic offering excellent storage
- Ideal first-time buy or buy-to-let investment



The accommodation is entered via a useful entrance porch, providing an ideal space for coats, jackets and footwear before continuing into the welcoming entrance hallway. Here, stairs rise to the first-floor accommodation and a particularly useful under-stairs cupboard provides excellent additional storage.

The lounge/dining room is a bright and generously proportioned living space, benefiting from an attractive dual aspect which allows plenty of natural light to flood the room. A large picture window enjoys the front aspect, while the rear-facing window provides an attractive outlook across the garden towards the nearby playing fields and beyond. The lounge area features an electric fire, while the original fireplace may offer potential for reinstatement and the installation of a log-burning stove, subject to the necessary checks and consents. A serving hatch connects the dining area with the adjoining kitchen.

Located to the rear, the fitted kitchen offers a good range of wall and base-mounted units together with useful worktop space. A window overlooks the rear garden and a door provides convenient direct access outside.

Returning to the entrance hallway, stairs rise to the first-floor landing, from where all three bedrooms and the family bathroom are accessed. There are two well-proportioned double bedrooms, together with a generous single bedroom which benefits from a particularly useful over-stairs storage cupboard. A family bathroom completes the first-floor accommodation.

An attic hatch from the upper hallway provides access to a floored attic, offering excellent additional storage space. The gas boiler is also located within the attic. The size of the roof space may offer potential for conversion to provide further accommodation, subject to obtaining all necessary planning permissions, building warrants and other statutory consents.

Externally, the property enjoys low-maintenance gardens to the front, while the enclosed rear garden incorporates areas of lawn complemented by established herbaceous borders. The property's propane gas tank is discreetly located within the rear garden and supplies the gas-fired central heating system.

Dewar Avenue enjoys a convenient position within Lochgilphead, with the town providing an excellent range of everyday amenities, shops, schools and leisure facilities. The Mid Argyll Community Hospital is also located within the town, while regular bus services provide useful public transport connections towards Glasgow, Campbeltown and surrounding Argyll communities.

With its spacious three-bedroom accommodation, end-terraced position, useful attic space and attractive open outlook to the rear, 8 Dewar Avenue offers an excellent opportunity to acquire a comfortable family home within this popular Mid Argyll town. Early viewing is highly recommended.









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

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