



**FLAT 2, DALRIADA
ARDRISHAIG, PA30 8EU**

OFFERS IN THE REGION OF £140,000

Stewart Balfour and Sutherland welcome to the market Flat 2, Dalriada, a stunning first floor flat with spectacular views over Loch Gilp and pleasant walk from an excellent range of local facilities. This excellently priced home is well priced to appeal to first time buyers and second home owners alike. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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FLAT 2, DALRIADA

- Large and bright first floor flat
- Great location with a pebble beach a stones through away
- 3 generous double bedrooms
- Good storage and private parking
- Ideal first time buy or second home
- Early viewing a must



Experience the best of Argyll living in this spacious three-bedroom, first-floor flat, set within a commanding stone-built villa. Perfectly positioned between the shimmering waters of Loch Gilp and the historic Crinan Canal, this property offers a rare dual-aspect perspective of Scotland's stunning natural scenery.

Inside, the home offers a generous and airy layout, ideal for families, first time buyers or those seeking a scenic retreat. The large, bright lounge boasts elevated views across Loch Gilp toward the Cowal Peninsula, while the beautiful kitchen provides plenty of room for a full dining set, making it the true heart of the home. The accommodation includes three well-proportioned double bedrooms (two facing the Loch and one overlooking the canal) and a clean, white-suite family bathroom with an over-bath shower. Equipped with double glazing throughout and electric storage heating, the flat is in overall excellent condition and offers a fantastic opportunity to truly make the space your own.

Beyond the front door, the lifestyle opportunities are endless. The property includes a designated private parking space to the side of the building and there are stone steps to the rear which lead directly onto the Crinan Canal towpath. This provides immediate access to 9 miles of flat, scenic routes for cycling and walking right at your doorstep.

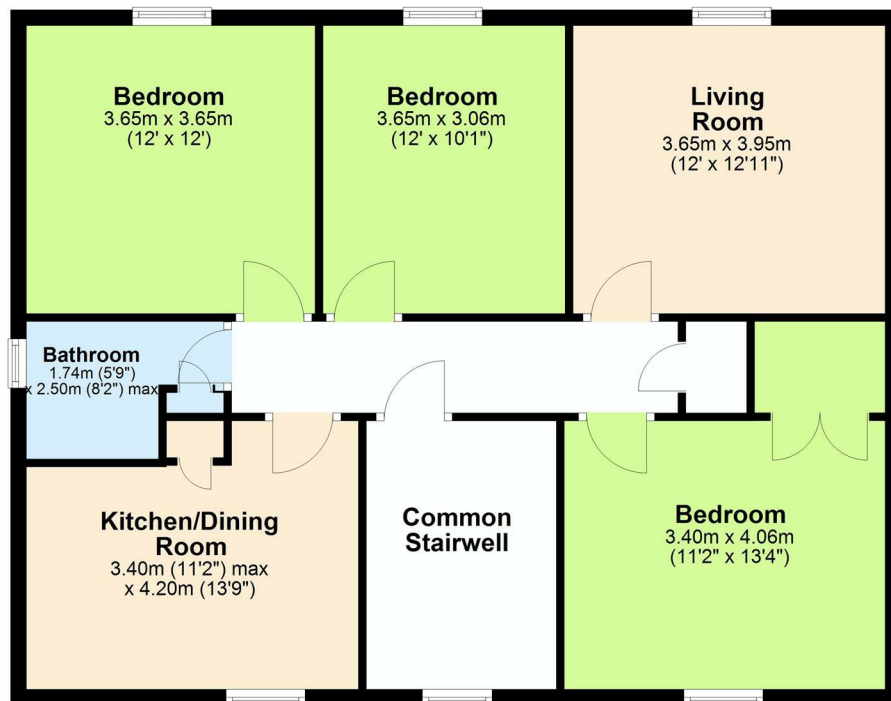
Convenience is key, with a short 5-minute stroll taking you to the independent shops and cafes of Chalmers Street, and the local primary school just 10 minutes away on foot. Located only 2 miles from Lochgilphead's wider amenities, you are perfectly placed for sailing, fishing, and exploring the nearby ferry links to the islands. Accessed via a well-maintained common close with automatic lighting, this property is expected to be highly popular in the current market. Early viewing is recommended to appreciate the scale and setting of this unique home.



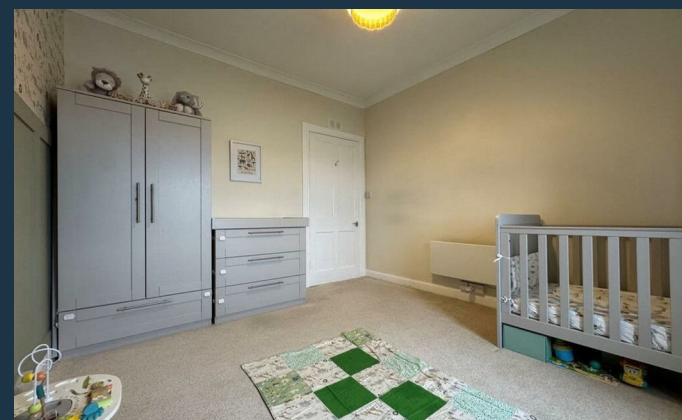


First Floor

Approx. 91.4 sq. metres (984.2 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 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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