



**65 SOUND OF KINTYRE
MACHRIHANISH, PA28 6GA**

FIXED ASKING PRICE £70,000

*****HOME REPORT VALUATION OF £90,000*****

A great opportunity to own an attractively priced home in a superb rural location

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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65 SOUND OF KINTYRE

- Entrance Porch. Hallway. • Lounge open plan with dining area • Adjoining Kitchen • Sunroom • 3 Bedrooms • Shower Room • Full Double Glazing • Electric Heating • Easily maintained garden grounds • Off road parking space



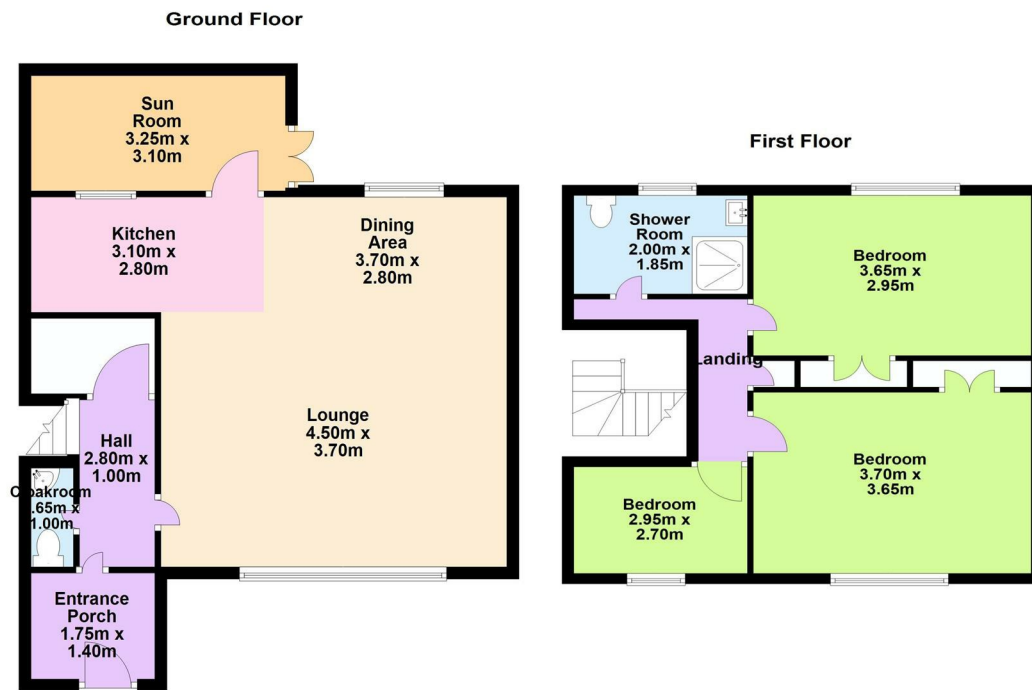
Occupying a very tranquil situation within this popular development, number 65 Sound of Kintyre is a MID TERRACED two storey property with an attractive rural outlook within walking distance of the beach.

The accommodation, which will require to be re decorated and modernised, comprises an entrance porch leading through to the hallway having a deep storage cupboard which also utilises the space under the staircase. The lounge is spacious bright room on open plan with a sizeable dining area adjoining the kitchen. This particular property also has the benefit of a lovely sunroom opening out onto a raised decked area within the rear garden. The shower room is located on the upper floor along with three bright airy bedrooms having excellent views across the development with a view of Machrihanish Bay in the distance. The property is fully double glazed and has electric heating.

Easily maintained the garden grounds include a small are of lawn at the front with a gravelled area at the rear which also includes an off road parking space.

The area has plenty to offer with its beautiful local beaches and super golf courses including the Machrihanish Dunes and Machrihanish golf course practically on your doorstep. Other pursuits include hill walking, surfing, sailing and fishing with loch and river angling also being widely available. There is a very popular well renowned diner in the development with further amenities being available in nearby Campbeltown including 2 supermarkets, tennis courts, 2 bowling greens, cinema, hospital & health centre plus leisure complex with gym, swimming pool, sauna and library. Campbeltown Airport is only a short drive away.





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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