



**FLAT 1/2 DRIMDARROCH, KILDUSKLAND RD,
ARDRISHAIG, PA30 8HE**

OFFERS OVER £95,000

Stewart Balfour and Sutherland are delighted to bring to the market this SUPERB one bed first floor flat which boasts OUTSTANDING VIEWS and a modern fresh interior. Featuring a spacious interior and great natural light this property will be a delight for a wide range of buyers, so don't delay CALL NOW TO BOOK YOUR VIEWING.

Stewart Balfour & Sutherland
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DRIMDARROCH KILDUSKLAND ROAD

- 1-bedroom flat, 656 sq ft • Modern kitchen with great views • Near Crinan Canal, scenic walks • Tiered rear garden, perfect for relaxing • Single garage at garden's end • Built in 1900, charming character • Close to local amenities • Easy access to transport links • Ideal for first-time buyers • Viewing highly recommended



Nestled on Kilduskland Road in the charming village of Ardrishaig, this delightful flat offers a perfect blend of historical charm and modern convenience. Built in 1900, the property spans an impressive 656 square feet and features one spacious reception room, one comfortable bedroom, and a well-appointed bathroom.

One of the standout features of this residence is its modern kitchen, which has been thoughtfully designed to cater to contemporary living while maintaining a warm and inviting atmosphere. The kitchen is ideal for both casual dining and entertaining guests, making it a true heart of the home.

The flat boasts stunning views, particularly of Loch Fyne and the Crinan Canal, which is a mere stone's throw away. This picturesque waterway is perfect for leisurely walks, cycling, or simply enjoying the serene beauty of the surrounding landscape.

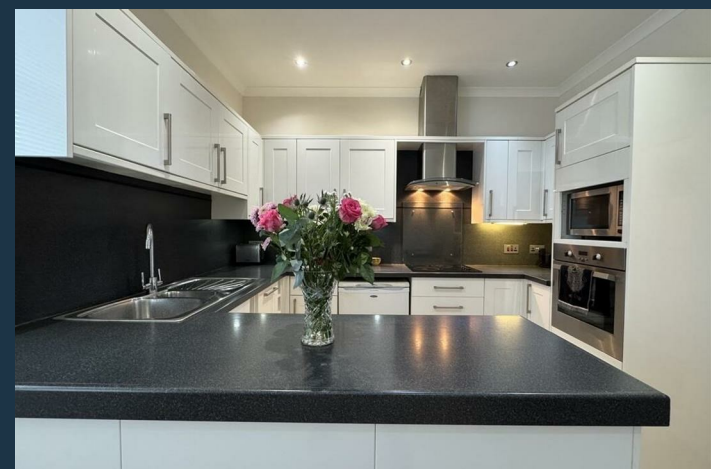
Additionally, the property benefits from a tiered rear garden, providing a lovely outdoor space to relax and unwind. At the bottom of the garden, you will find a single garage, offering ample storage or the potential for a workshop, catering to various needs.

This charming flat on Kilduskland Road is an excellent opportunity for those seeking a tranquil lifestyle in a scenic location, with the added benefits of modern amenities and beautiful outdoor spaces. Whether you are a first-time buyer or looking for a peaceful retreat, this property is sure to impress.



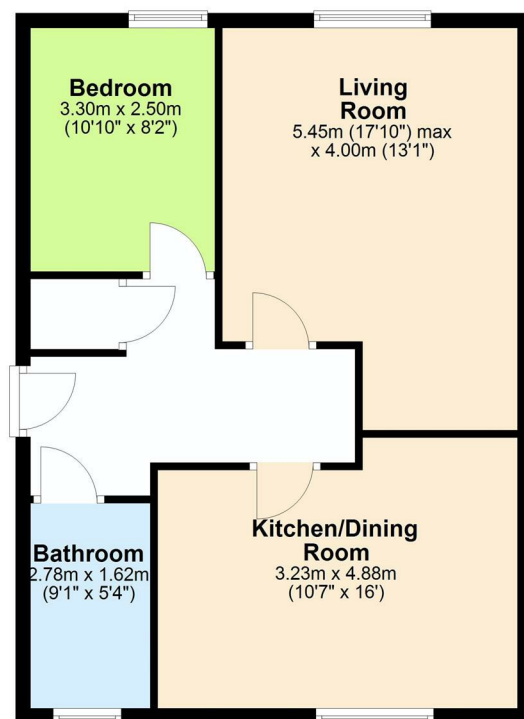




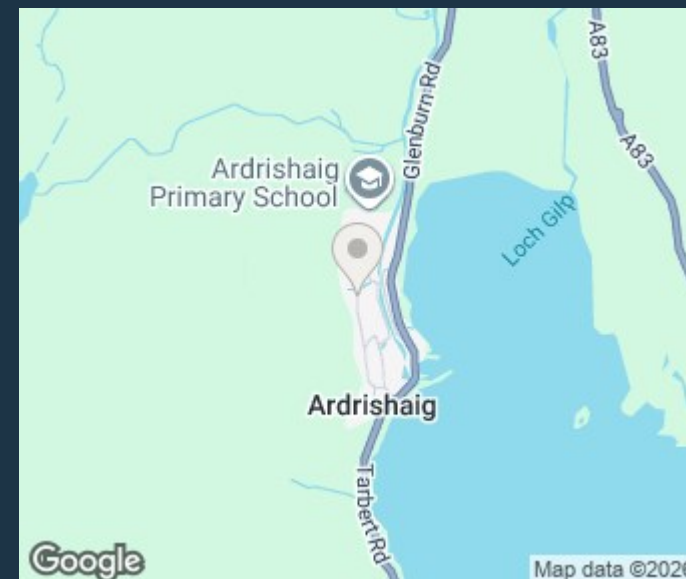


First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 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

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