



## 97 SOUND OF KINTYRE MACHRIHANISH, PA28 6NZ

**OFFERS OVER £95,000**

**\*\*\*OFFER AGREED\*\*\*** This impressive END TERRACED 2 STOREY VILLA is peacefully situated within easy walking distance of the beach. Machrihanish Golf Course and Machrihanish Dunes Golf courses are also practically on the doorstep of this attractive development, which has become increasingly popular not only with the golfing enthusiasts but with those looking to purchase an affordable, modern home in a very tranquil location.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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## 97 SOUND OF KINTYRE

- Neutral decor throughout • Bright open plan lounge with wood stove • Modern kitchen, • Spacious, well appointed bathroom • Two bright airy double bedrooms • Attractive views across the development towards Machrhanish Bay • Large garden, easy maintenance • Off-road parking • 5 mins to Campbeltown amenities • Ideal for golfers and surfers

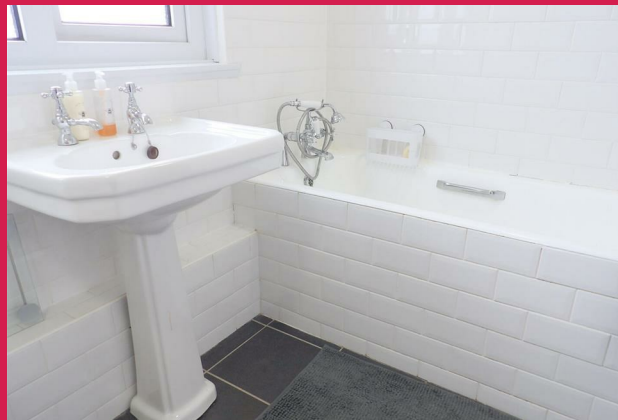


Decorated in neutral tones throughout the accommodation comprises entrance porch, hallway with large storage area utilising the space below the staircase. Splendid bright lounge, with wood burning stove, flows seamlessly into a bright dining area and a modern well fitted kitchen with integrated dishwasher. A door leads through to a useful rear porch which in turn accesses the rear garden and driveway. A carpeted staircase leads to a roomy, well appointed bathroom, two double, bright airy bedrooms, and the Study all of which have excellent built in storage space and scenic views out towards Machrihanish bay which add to the charm of this home. Full D.G. Electric Heating.

The garden grounds are a good size, bounded by a larch lap fence and are easily maintained being all under grass apart from an attractive outdoor dining space and driveway. Timber garden shed.

Campbeltown is only a 5minute drive away providing a good range of local amenities including 2 large supermarkets, picture house, hospital & health centre plus leisure complex providing a state of the art gym, swimming pool and, library.

An easily maintained, economically run home in a superb location.





Wonderfully bright open plan living space



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.

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