



**ARDENLEA MACHRIHANISH ROAD  
CAMPBELTOWN, PA28 6PF**

**OFFERS OVER £124,500**

Ardenlea is a detached bungalow of dorrans construction occupying a delightful location, just over a mile from the town centre on the road to Machrihanish, having an exceptional rural outlook overlooking the surrounding farmlands with Bengullion in the distance.

**Stewart Balfour & Sutherland**

SBS Cameron Macaulay

SBS Edingtons WS

SBS Property Shop

## ARDENLEA

- Detached bungalow, • Bright lounge with open fireplace • Dining kitchen with storage • Three bedrooms with lovely views • 1/4 acre garden • Gated driveway to garage • Rural outlook over farmlands • Near town centre, 1 mile away



Spacious throughout the accommodation, requiring complete redecoration and refurbishment, comprises entrance vestibule through to the hallway with access to a wonderfully bright lounge having an open fireplace and superb views, dining kitchen large enough to accommodate a dining table and having two large storage cupboards, the rear porch adjoins the kitchen and gives access to the garden. The bathroom has a white suite which will require replacing and all three bedrooms are a good size with lovely views and excellent storage space.

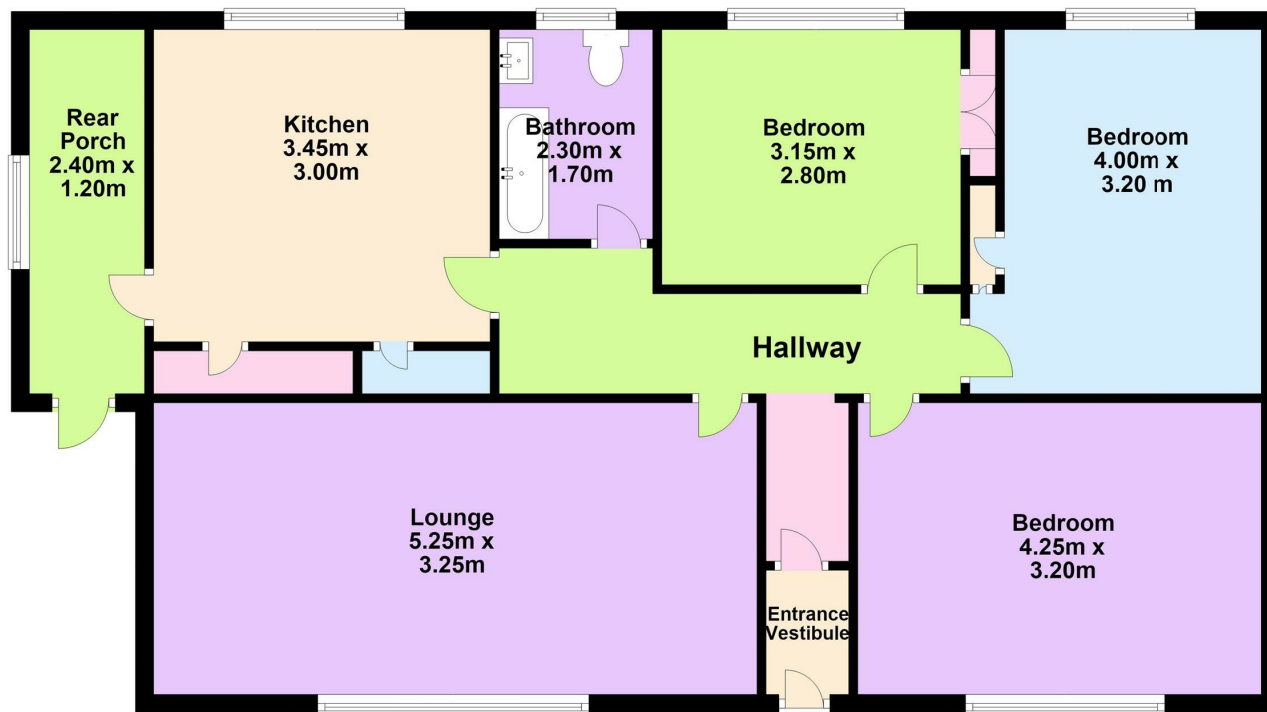
The garden grounds are approximately a quarter of an acre mainly all under grass with a large patio area at the rear and a gated driveway leading to the garage.

Whilst the Bungalow will require upgrading, on offer is a comfortable and very easily maintained home in an attractive rural location.





Spacious bright rooms with superb rural views



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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