



**6 DEWAR AVENUE
LOCHGILPHEAD, PA31 8NR**

OFFERS OVER £109,995

Stewart Balfour and Sutherland are pleased to bring to the market this 3 bedroom terraced family home which is located in a popular residential street in Lochgilphead town centre. With open views and an enclosed garden to the rear this home will be ideal for a first time buyer or also as a rental. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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SBS Property Shop

6 DEWAR AVENUE

- Ideal first time buy or buy to let • Large living / dining room • 3 bedrooms and family bathroom • Gardens front and rear • No onward chain - early entry possible



6 Dewar Avenue, a much loved family home which has been in the same family since it was built in 1966 offers plenty of space, a large living and dining room, a lovely modern kitchen and three great sized bedrooms and is brought to the market in good decorative order whilst offering the opportunity to add value and your personal touch.

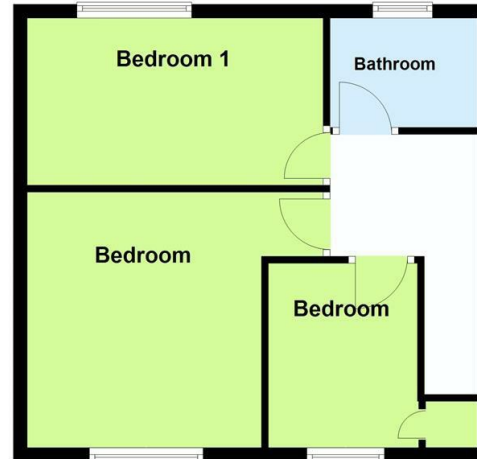
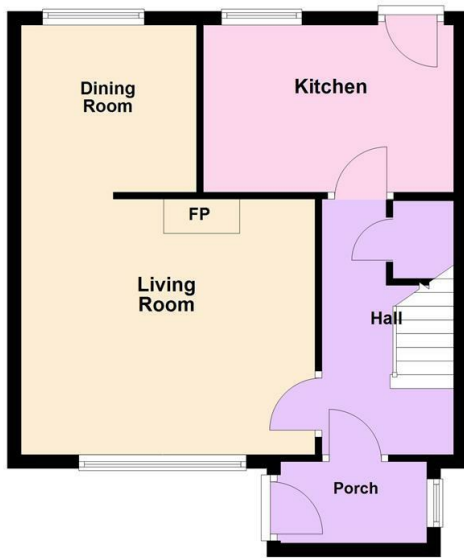
Sitting on a quiet residential street a short walk from Argyll Street and the wide range of amenities it has to offer means this will be a great home for both a first time buyer wishing to get onto the property ladder or equally so a downsizer who is looking for a efficient home in a popular area. With enclosed gardens to the rear this property really does need to be viewed to be fully appreciated.

On entering via a useful front porch the welcoming hallway provides access to the dual aspect living room / dining room and also the modern kitchen which has a good view over the rear gardens and local playing fields beyond and there is a very useful under stairs storage cupboard that potentially could be a ground floor toilet. At the first floor level there are 3 bedrooms and a modern family bathroom and as previously mentioned low maintenance gardens to both the front and rear completes the accommodation on offer.

Offered to the market with no onward chain, call now to arrange your viewing.



Approx. 83.5 sq. metres (899.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 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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