



**27 FERNOCH DRIVE  
LOCHGILPHEAD, PA31 8PZ**

**OFFERS OVER £140,000**

This substantial and extended property will be a superb family home once its been modernised and has been brought to the market at an attractive asking price to allow you to add value and put your own stamp on it. CALL NOW TO ARRANGE YOUR VIEWING.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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## 27 FERNOCH DRIVE

- Large semi detached home • Priced to sell
- Ideal property to put your own mark on it
- 4 bedrooms
- No onward chain

27 Fernoch Drive, Lochgilphead sits perfectly in a peaceful cul de sac just a short walk from lots of local shops and amenities. The spacious interior, whilst now requiring refurbishing offers plenty of space for a growing family or it would also be ideal for a downsizer looking for the ease of living on the one level.

On entering the spacious hallway a very useful cloakroom can be found on the left hand side which potentially could be a further WC if so wished. The large hallway leads to a spacious living room with dining area which offers plenty of space for freestanding furniture. Too the rear of the dining area a doorway leads through to a useful utility room area that also provides access to the rear garden and a short flight of stairs leads you to a large kitchen / dining room extension. Currently it is at the point where the utility room extension adjoins the main house there is a leak to the roof which requires repairing but once complete this area is a superb addition to the home.

The internal bedroom accommodation is generous within the property with 4 spacious bedrooms, all with built in storage provide all the space a family could need and the property is completed by a family bathroom.

Externally there are low maintenance gardens to the front which lead to the single garage with up and over door and to the rear steps lead to various levels which is complemented by a large timber decked area offering a great spot for relaxing on once it has been cleared of vegetation.

Once revitalised this will be a wonderful family home, so have some imagination and call now to book your viewing.







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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