

**16 KILDUSKLAND DRIVE  
LOCHGILPHEAD, PA30 8HS**

**OFFERS OVER £195,000**

Stewart Balfour and Sutherland are delighted to bring to the market this spacious family home which has plenty of space and offers lovely elevated views over Loch Gilp towards the Isle of Arran. Bungalows within the popular village of Ardrishaig are always very popular so early viewing is highly recommended.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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## 16 KILDUSKLAND DRIVE

- Superb bungalow with lovely views • Three spacious bedrooms • Modern open plan living kitchen and dining room • Open views to the rear • Family bathroom and en-suite to the master • No onward chain - early entry available



16 Kilduskland Drive truly has it all, offering breath-taking views, generous living spaces, and large gardens to both the front and rear. Upon entering, a welcoming vestibule and hallway provide access to all main accommodation, as well as a large loft area which offers excellent potential for conversion, subject to the necessary permissions being sought and gained.

The heart of the home is the impressive open-plan living, dining, and kitchen area. Flooded with natural light, this versatile space offers ample room for freestanding furniture, creating a vibrant social hub that is perfect for family gatherings and entertaining friends.

The property features three well-proportioned double bedrooms, each benefitting from excellent built-in storage solutions. The master suite is a particular highlight, boasting a lovely open view of Loch Gilp and a convenient en-suite shower room. A modern family shower room completes the interior accommodation, making this home move-in ready for a wide range of buyers.

Situated in the heart of Mid Argyll, the coastal village of Ardrishaig serves as a charming gateway to the Kintyre Peninsula. The village is famously home to the eastern entrance of the Crinan Canal, often described as "Britain's most beautiful shortcut." This historic nine-mile waterway connects Loch Fyne to the Atlantic, providing a picturesque backdrop of passing yachts and colorful canal boats. Residents can enjoy scenic walks or cycle trips along the towpath, which winds through stunning Highland scenery and ancient woodland.

Externally, the property sits on a generous plot with a large driveway to the side. The gardens include dedicated seating areas to both the front and rear, providing the perfect spots for alfresco dining while soaking up the natural beauty of Argyll. There is also a large cellar located underneath the property which offers fantastic storage.

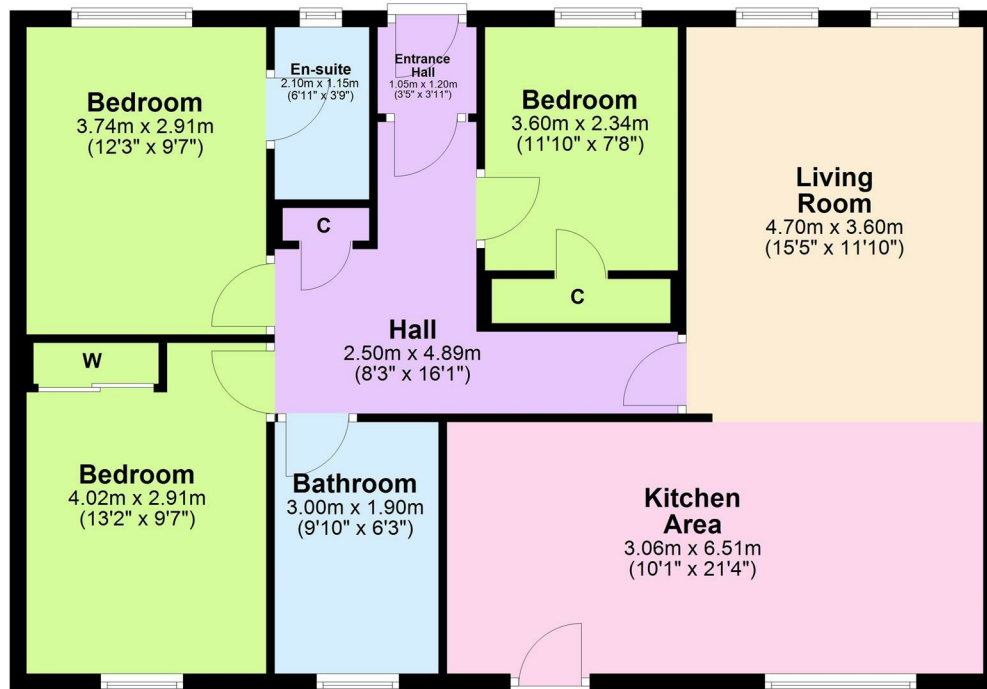
Properties like this are always in high demand, so early viewing is highly recommended to avoid disappointment.





## Ground Floor

Approx. 90.8 sq. metres (976.9 sq. feet)



Total area: approx. 90.8 sq. metres (976.9 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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