



**43 DAVAAR AVENUE  
CAMPBELTOWN, PA28 6NQ**

**OFFERS OVER £119,000**

\*\*\*NEW PRICE\*\*\*

This charming end-terrace home is located in Davaar Avenue having a delightful elevated outlook over Calton Hill at the rear and towards Drumore at the front.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop

## 43 DAVAAR AVENUE

- 2 double bedrooms • Bright well proportioned lounge • Beautifully Fitted kitchen • Large utility area • Superb newly refurbished shower room • Gas central heating • Double glazing • Elevated views of Calton Hill at the rear and towards Drumore at the front • Near local primary school • Regular bus service to town centre



The home is ideally situated within a short walking distance to the local primary school and the town centre, making it perfect for families and those who appreciate convenience. Additionally, a regular bus service operates nearby, with a bus stop just a few yards from your doorstep.

Upon entering, you will find a well-proportioned and bright lounge that invites relaxation and comfort. Beautifully fitted, the kitchen is equipped with excellent storage space complemented by copper splashback back giving it a contemporary feel . Adjoining the kitchen is a spacious utility area, adding to the functionality of the home. The property features two generous double bedrooms with excellent storage space and superb outlook. Completing the accommodation is a newly refurbished shower room, designed for both style and ease of use.

This home benefits from gas central heating and full double glazing, ensuring warmth and energy efficiency throughout the year. The garden grounds include a raised area of lawn at the front, complemented by a path that leads through to a sizeable patio area and rear garden . The two large timber sheds are included.

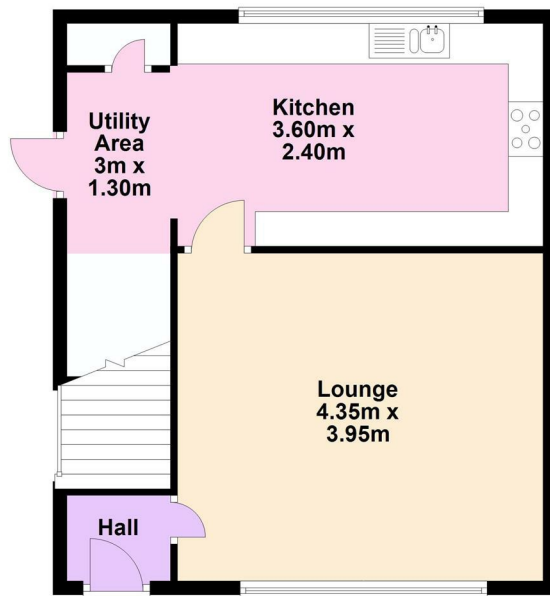
In summary, this end-terrace house on Davaar Avenue presents an excellent opportunity for those seeking a comfortable and convenient home with appealing features at a very attractive asking price.



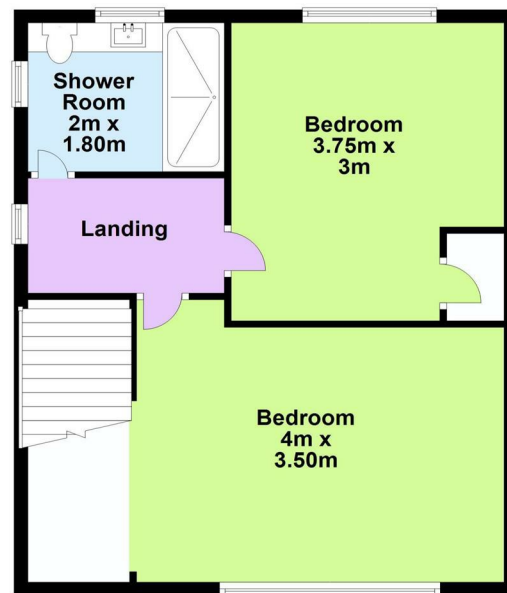


Extremely comfortable modern home in walk-into condition

Ground Floor



First Floor



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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