



**20 LOCHNELL STREET  
LOCHGILPHEAD, PA31 8JN**

**OFFERS OVER £94,995**

Stewart Balfour and Sutherland are delighted to bring to the market this beautifully presented three bedroom home in walk-in condition, boasting fantastic open views across Loch Gilp. Bright and spacious throughout, this superb property offers generous living accommodation, a modern kitchen and bathroom, and shared rear gardens perfectly positioned to enjoy the stunning outlook and sunshine. An ideal home for those seeking comfort, space, and breathtaking scenery.

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

## 20 LOCHNELL STREET

- Stunning open views over Loch Gilp • Shared Rear Gardens • Great condition to move in and start living • Ideal for a wide range of buyers • Town centre location • No onward chain

Lochnell Street, a beautifully presented three-bedroom home offering bright, spacious accommodation in true walk-in condition perfect for modern living.

Accessed via a well-maintained communal stair, the generous entrance hallway sets the tone for the rest of the property, providing seamless access to all apartments and an immediate sense of space and light.

The impressive front facing lounge is a standout feature, offering excellent proportions for both relaxing and entertaining. With ample room for freestanding furniture and a charming feature fireplace, it's an inviting space to unwind on cosy evenings. To the rear, the contemporary kitchen boasts an excellent range of stylish wall and base units, generous worktop space, and delightful open views across Loch Gilp a stunning backdrop for everyday living.

The spacious principal bedroom also enjoys these picturesque views, creating a calm and restful retreat. A sleek, modern bathroom is positioned to the rear, finished to a high standard. In addition to the principal bedroom, the property offers two further well-proportioned double bedrooms, both bright and versatile ideal for family living, guests, or a home office setup.

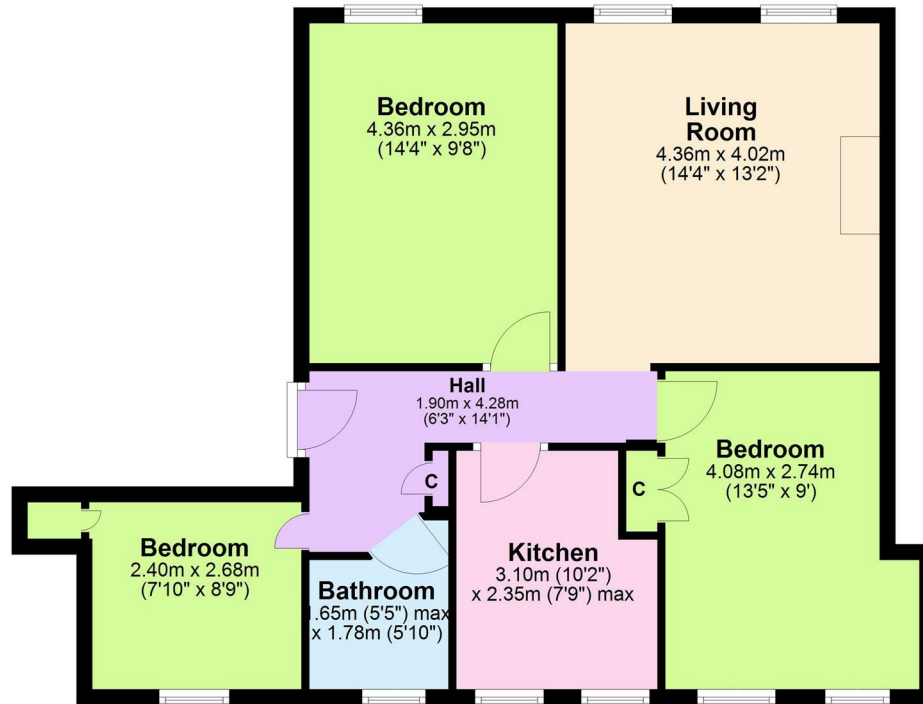
Externally, residents benefit from shared rear gardens a wonderful outdoor space to relax, soak up the sunshine, and take in the scenic surroundings.

Early viewing is highly recommended to fully appreciate the space, condition, and outlook this superb three bedroom home has to offer. Contact our Lochgilphead office today to arrange your viewing.



## Top Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 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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