



## 13 AIRDS COTTAGE BY CAMPBELTOWN, PA28 6RY

**OFFERS OVER £99,500**

Situated within the heart of this picturesque village these much admired STONE BUILT COTTAGES are popular not just for their charm but also their close proximity to the golf course and of course the harbour. No.13 is the third cottage from the eastern end of a row of six almost identical cottages.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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## 13 AIRDS COTTAGE

- Charming stone-built cottage • Bright kitchen with breakfast bar • Cosy lounge with fireplace • Ground floor double bedroom • Upper floor roomy bedroom • Tiled shower room upstairs • Shared rear garden space • Includes private coal shed • Near golf course and harbour • Easy commute to Campbeltown



Access to the cottage is at the rear entering into a bright, well fitted kitchen with breakfast bar providing a roomy dining space. A small hall leads through to a cosy, very comfortable lounge with attractive open fireplace, as well as a ground floor bright, airy double bedroom. The carpeted staircase leads to the upper floor and a second bright roomy twin bedroom and a well appointed tiled shower room.

The ground to the rear of the property is common to all cottages and the seller's Title includes a coal shed being one of six allocated to each cottage in the row.

Campbeltown, the nearest main town, is within comfortable commuting distance and has a wider range of amenities including 2 supermarkets hospital swimming pool and cinema. The Campbeltown Airport has two daily flights to and from Glasgow with an inflight time of approx. 30 minutes.

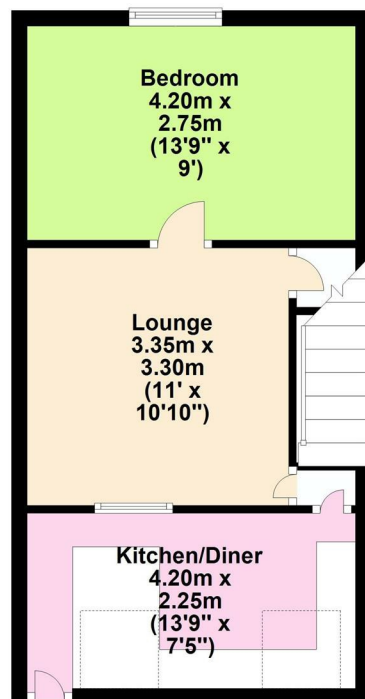
Economical to run this is an excellent investment or first time buy in a very popular, picturesque village.



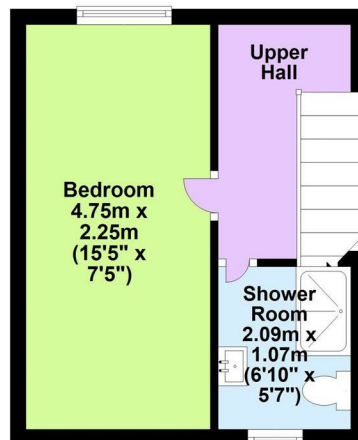


The accommodation is in walk into condition and decorated in neutral tones throughout.

**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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