



7 MANSE CROFT, CLACHAN BY TARBERT, PA29 6YP

OFFERS OVER £134,995

This semi-detached house on Manse Croft offers a delightful opportunity for families seeking a peaceful yet convenient lifestyle. The property boasts a deceptively spacious layout that is perfect for modern living, although it will benefit from some redecoration and refurbishment to truly make it shine.

Stewart Balfour & Sutherland
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7 MANSE CROFT

- 3 spacious bedrooms • Cloakroom & Bathroom • Bright lounge with dual windows • Roomy kitchen with dining area • Air source heating system • Double glazing throughout • Solar panels for efficiency • Easy-care garden, mostly grass • Off-road parking available • Safe walking distance from Primary School



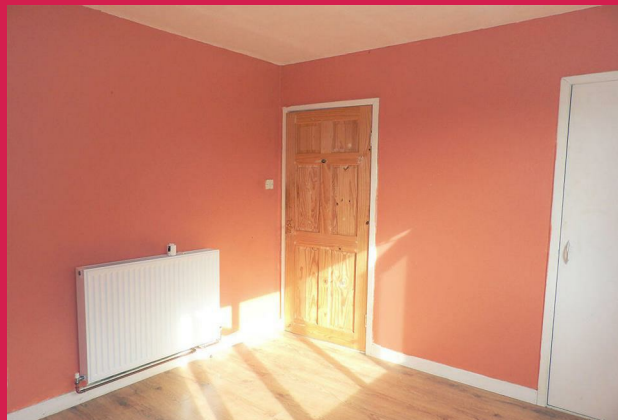
Upon entering the property, you are welcomed by an entrance vestibule which leads into the hallway, providing access to a cloakroom. The bright lounge, featuring dual aspect windows, invites natural light and offers a warm, welcoming atmosphere. The spacious kitchen, complete with a roomy dining area, is ideally sized for family meals. Ascending the staircase, you will find three generously sized bedrooms, each with lovely views across the village, as well as a family-sized bathroom.

This home is economical to run, thanks to its air source heating, double glazing, and solar roof panels, making it an environmentally friendly choice. The garden grounds are easily maintained, primarily laid to grass, and the front of the property includes an off-road parking area for your convenience.

The location is particularly advantageous, being within safe walking distance of the local primary school, making it perfect for families. The Clachan filling station serves as a popular store for daily necessities, and there is reliable public transport with regular buses connecting the village to Glasgow.

Directly upon entering Clachan Village follow the signs for the local primary School, continue past the school and turn right into Manse Croft.

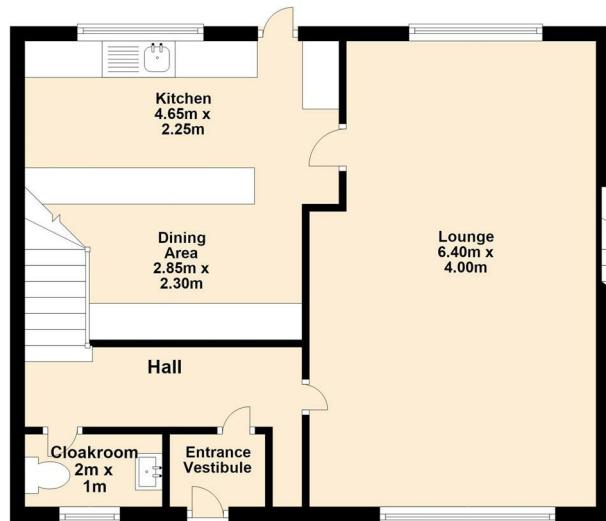
In summary, this property presents an ideal family home in a picturesque village setting, offering both comfort and practicality. Don't miss the chance to make this charming house your new home.



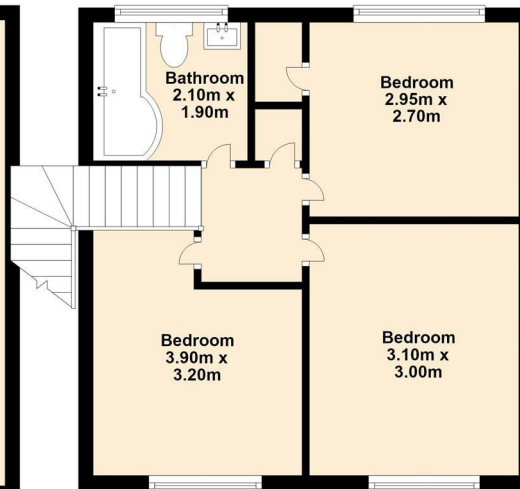


Deceptively spacious, economical to run, bright family home.

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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