



**FLAT 1, DALRIADA GLENBURN ROAD  
ARDRISHAIG, PA30 8EU**

**OFFERS OVER £185,000**

Welcome to Flat 1, Dalriada, a stunning ground floor flat that has been refurbished throughout whilst retaining lots of period charm, not to mention the large private front gardens and the stunning views on offer. This will be ideal for a wide range of buyers and early viewing is recommended to avoid disappointment.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
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# FLAT 1, DALRIADA GLENBURN ROAD

- Stunning ground floor flat
- First floor side extension
- Outstanding coastal views
- Large reception rooms
- Lovely kitchen breakfasting room
- Useful outside store room
- Detached pitched and slated outbuilding
- Private parking available
- Private gardens with views
- Crinan Canal on doorstep



Nestled on Glenburn Road in the charming village of Ardrishaig, this delightful duplex flat offers a unique blend of historical character and modern convenience. Built in 1850, the property boasts a rich heritage while providing ample space for comfortable living.

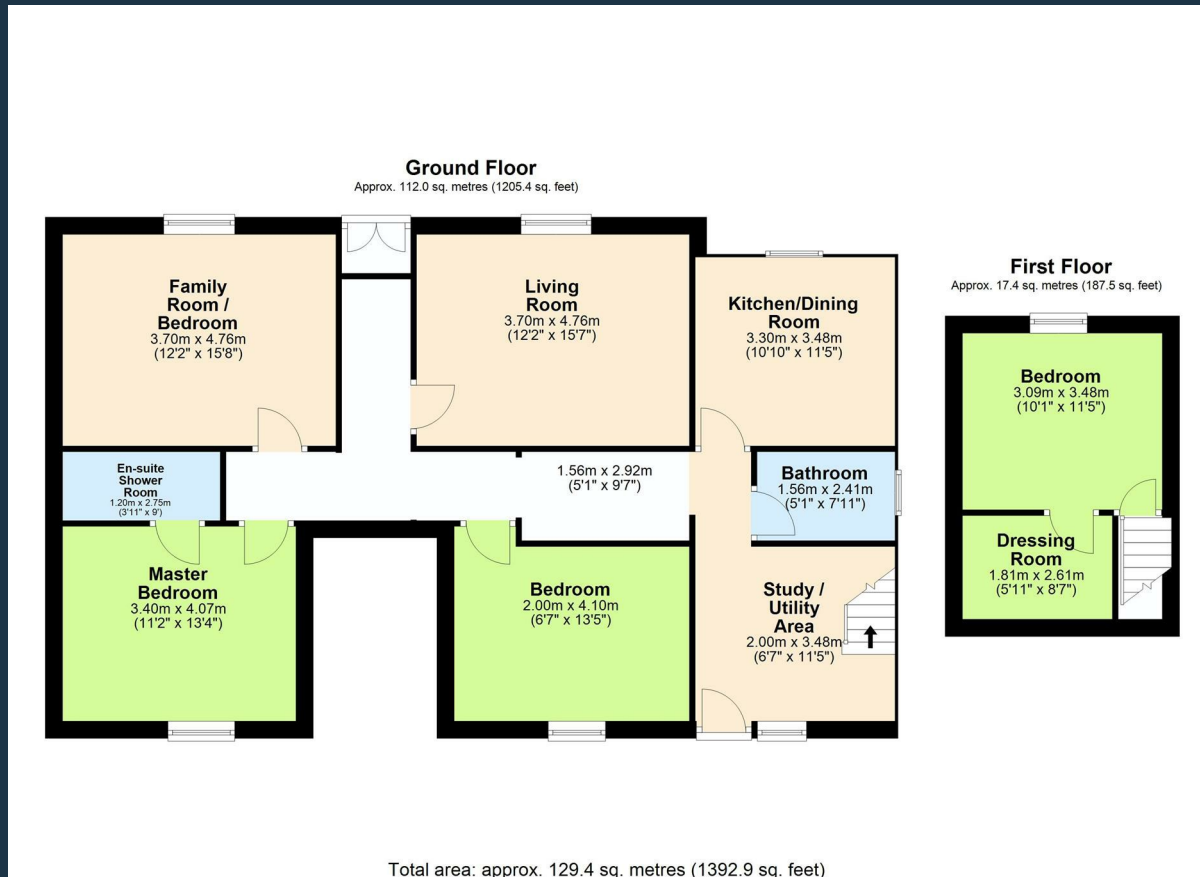
With three or four well-proportioned bedrooms, including a master suite complete with an en suite shower room, this home is perfect for families or those seeking extra space. The inviting reception rooms provide versatile areas for relaxation and entertainment, allowing you to create the perfect atmosphere for gatherings with friends and family.

The flat is conveniently located near local shops, ensuring that everyday amenities are just a short stroll away. This prime location not only enhances the appeal of the property but also offers a sense of community and accessibility.

Importantly, there is no onward chain, making the purchasing process smoother and more straightforward for prospective buyers. This property presents an excellent opportunity to acquire a charming home in a picturesque setting, combining the best of both historical charm and modern living. Whether you are looking to invest or find your next family home, this duplex flat on Glenburn Road is certainly worth considering.







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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