



**7 STONE VIEW
FORD, PA31 8WJ**

OFFERS IN THE REGION OF £360,000

Stewart Balfour and Sutherland are delighted to bring to the market this stunning 4 bed detached home. This property offers endless opportunities and with its modern energy efficient build this home, set within rolling countryside close to the shores of Loch Awe is perfect if you're looking for a different pace of life where nature is on your doorstep every single day.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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7 STONE VIEW

- Modern property built in 2015 to the highest of standards
- Perfect family home or simply a great place to retire to
- Rural living at its best whilst only a 20 minute drive to local shops and schools
- Very social open plan Kitchen/Dining area
- Easily adaptable accommodation to suite a wide range of buyers needs



7 Stone View is located in the village of Ford, positioned on the A816 between Oban and Lochgilphead. This setting offers a rural lifestyle characterized by privacy and immediate access to mature woodland and open countryside and while the location is quiet, it remains functional. Lochgilphead is 10 miles away, providing the necessary schools, shops, hospitals and a wide range of other services. The area is also served by regular bus routes connecting to Oban, Campbeltown, and Glasgow. Whilst local amenities are close to hand the property is just 5 miles from Kilmartin Glen, a major historical site featuring over 350 ancient monuments. For outdoor recreation, Loch Awe and a network of forest trails are nearby, making the house an efficient base for exploring Argyll's landscape and heritage.

On entering this stunning home you are immediately welcomed into a large and bright kitchen / dining / family room which really does serve as the heart of the home. The dining area offers plenty of space for entertaining and the contemporary kitchen offers a wealth of food preparation spaces and built in storage along with an excellent range of built in appliances. The kitchen retains a simple uncluttered appearance with the thanks of the large utility / boot room which provides access to the rear decking area, a perfect spot for morning coffee.

A lovely feature of the home is the double sided log burning stove which seamlessly links the kitchen / family / dining area with the large living room which spans the entire width of the home and offers a cosy spot to relax and entertain. This room is flooded by natural light from three directions and glazed doors to the expansive decking area provide the perfect link to the outdoors.



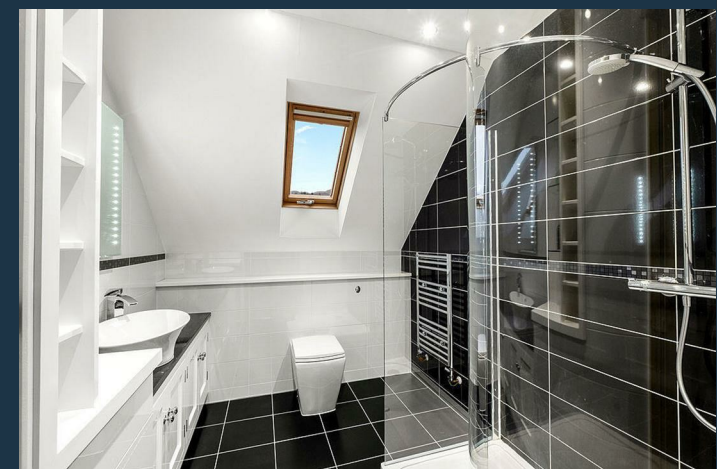
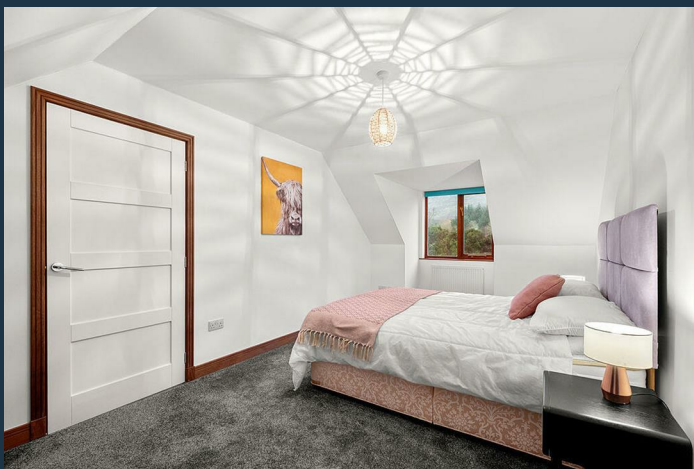


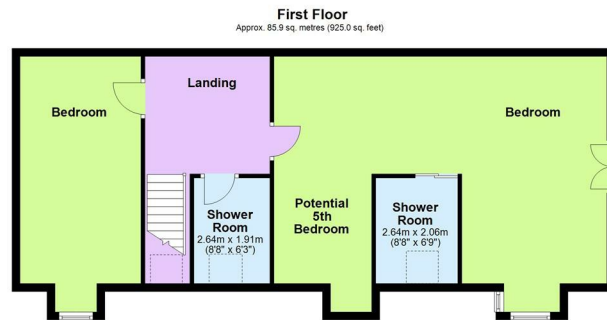
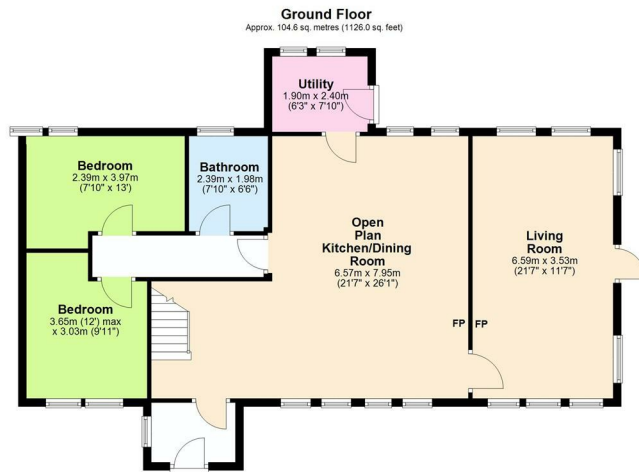


The ground floor accommodation also boasts two spacious double bedrooms and a modern family bathroom. Stairs rise to the first floor level where this property just keeps on giving. The master bedroom offers a great deal of space and boasts a Juliet balcony to the gable end offering lovely views and the first floor is completed by a further large double bedroom and bathroom. There is potentially the opportunity to add a further bedroom to the first floor subject to any permissions being sought.

The garden grounds are easily maintained and are laid to large sections of decking overlooking mature woodland and a historical standing stone, a gently flowing burn creates the perfect backdrop and a driveway provides parking for several cars.

ALL IN ALL THIS IS A SUPERB PROPERTY SO DON'T MISS OUT ON YOUR OPPORTUNITY TO VIEW.





Total area: approx. 190.5 sq. metres (2051.0 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

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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