





41 BRODIE CRESCENT
LOCHGILPHEAD, PA31 8NW

OFFERS IN THE REGION OF £140,000

Stewart Balfour and Sutherland are delighted to bring to the market this superbly presented home located in the heart of Lochgilphead. Excellently extended to the rear to create a stunning kitchen / dining room, this property has to be viewed to fully appreciate the accommodation on offer.

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

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• Beautifully presented two-bedroom home• Impressive extended kitchen/dining room • Two spacious double bedrooms• Modern shower room and excellent storage • Low-maintenance gardens and timber garage

An excellent opportunity to acquire this beautifully presented and sympathetically extended two-bedroom mid-terrace home, situated within a peaceful and popular residential area in the heart of Lochgilphead. Enjoying a convenient location within easy reach of the town's wide range of shops, schools and amenities, the property also benefits from an attractive outlook towards the adjoining playing fields.

Presented to the market in excellent decorative order throughout, the accommodation comprises a welcoming entrance hallway, an attractive front-facing living room with feature fireplace and excellent natural light, and an impressive extended kitchen/dining room offering generous space for both cooking and entertaining. A beautifully appointed fitted kitchen and useful walk-in pantry further enhance the ground-floor accommodation.

Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from excellent fitted wardrobe storage, together with a stylish, modernised shower room and a spacious loft providing additional storage.

Externally, the property enjoys attractive, low-maintenance patio gardens with a timber shed and partial views towards the playing fields. A further significant advantage is the timber garage with up-and-over door and vehicular access from the adjoining street.

Offering spacious, versatile accommodation in true walk-in condition, this delightful home will appeal to a wide range of purchasers. Early viewing is highly recommended.







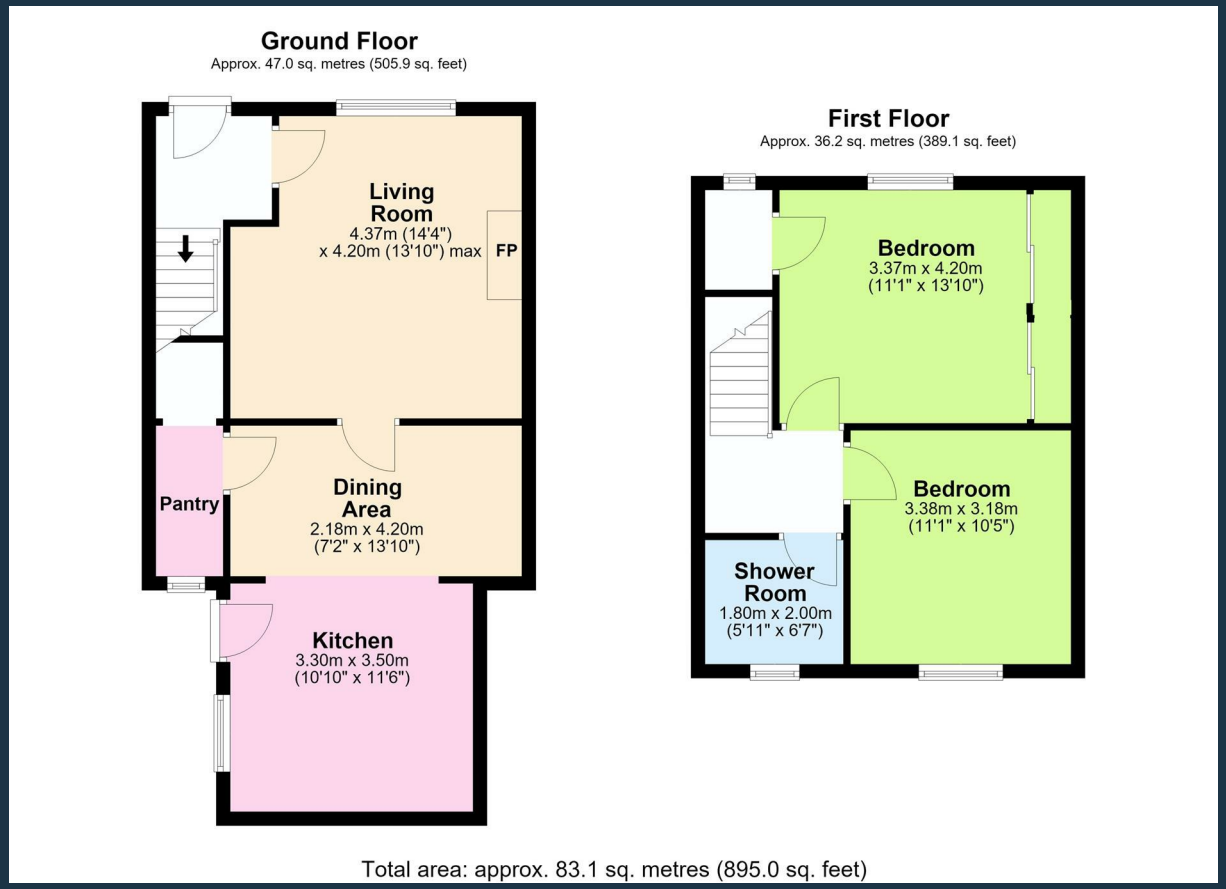
















NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed 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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