



**KIRKLAND
BY LOCHGILPHEAD, PA31 8PS**

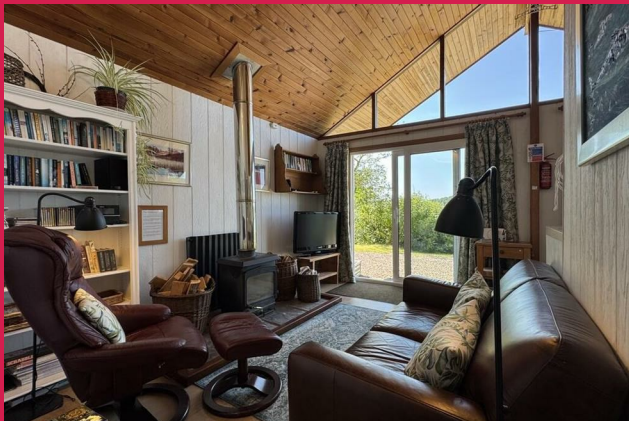
OFFERS IN THE REGION OF £160,000

Stewart Balfour and Sutherland are delighted to bring to the market this rare opportunity to acquire a charming waterfront lodge overlooking Loch Sween. Early viewing is highly recommended.

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

KIRKLAND

- Stunning detached waterfront one-bedroom lodge
- Superb views across the shores of Loch Sween
- Solar panels, EV charging point and useful timber storage shed
- Peaceful Argyll location close to beaches, Castle Sween and scenic coastal walks
- Approximately ¼ acre of gardens with ample private parking



Kirkland, Achnamara, Lochgilphead, PA31 8PT

Occupying an idyllic setting on the shores of Loch Sween, Kirkland is a superb detached one-bedroom lodge offering a rare opportunity to acquire a peaceful waterfront home in one of Argyll's most picturesque locations. Currently operating as a highly successful holiday letting business, the property benefits from a valid Short-Term Let Licence, allowing a purchaser to continue the established business immediately, while also presenting an equally appealing option as a permanent residence or private holiday retreat.

The property enjoys stunning views across Loch Sween, with the shoreline situated directly opposite the quiet public road, creating an ever-changing backdrop of coastal scenery and abundant wildlife. Subject to the necessary permissions, there is potential to enjoy a mooring nearby, making this an ideal location for boating and watersports enthusiasts. Castle Sween Holiday Park is just a short distance away, while a selection of attractive beaches and coastal walks can be found nearby. The welcoming village of Achnamara, renowned for its friendly community spirit, is also within easy reach.

Internally, the bright and well-presented accommodation is enhanced by impressive vaulted ceilings throughout, with the exception of the shower room, creating a wonderful feeling of space and light. Modern features include solar panels and an electric vehicle charging point, helping to improve the property's energy efficiency and appeal.

Set within approximately a quarter of an acre, the gardens immediately surrounding the lodge are predominantly laid to lawn, providing an attractive and easily maintained outdoor space. Beyond this lies a further area of mature trees and shrubs which has been left in a more natural state, offering excellent privacy and the potential for further landscaping or cultivation if desired.

A generous gravel driveway provides ample off-road parking for several vehicles, while a substantial timber shed offers excellent external storage. The property is served by a regularly tested private water supply.

Kirkland represents a wonderful opportunity to purchase a peaceful waterfront home in the heart of Argyll, whether as a lifestyle move, a holiday escape or as a proven income-generating holiday letting business. Surrounded by spectacular scenery, beautiful coastline and endless opportunities for walking, sailing, wildlife watching and exploring, this is a truly special property in an exceptional location.



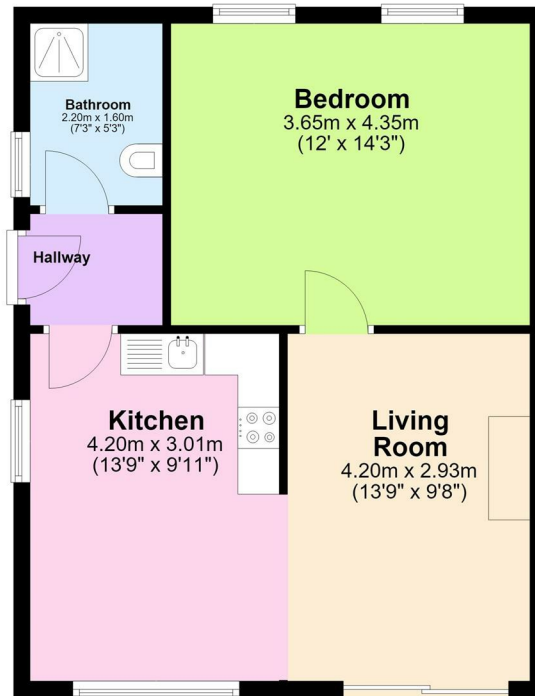






Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 48.1 sq. metres (517.8 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

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