



**54 CROSSHILL AVENUE  
CAMPBELTOWN, PA28 6LH**

**OFFERS OVER £119,500**

**\*\*\*OFFER AGREED\*\*\***

This substantial family home is situated within a very popular area of town, partly due to its location being within safe walking distance of the local Nursery, Primary School and Grammar School. The Millenium playing fields are also close by and the town centre is within easy walking distance. There is also a regular bus service to and from the town centre.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
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## 54 CROSSHILL AVENUE

- 3 spacious bedrooms • 1 modern shower room
- Located in Campbeltown • House on Crosshill Avenue
- Ideal family home • Close to local amenities
- Quiet residential area • Easy access to transport
- Viewing highly recommended



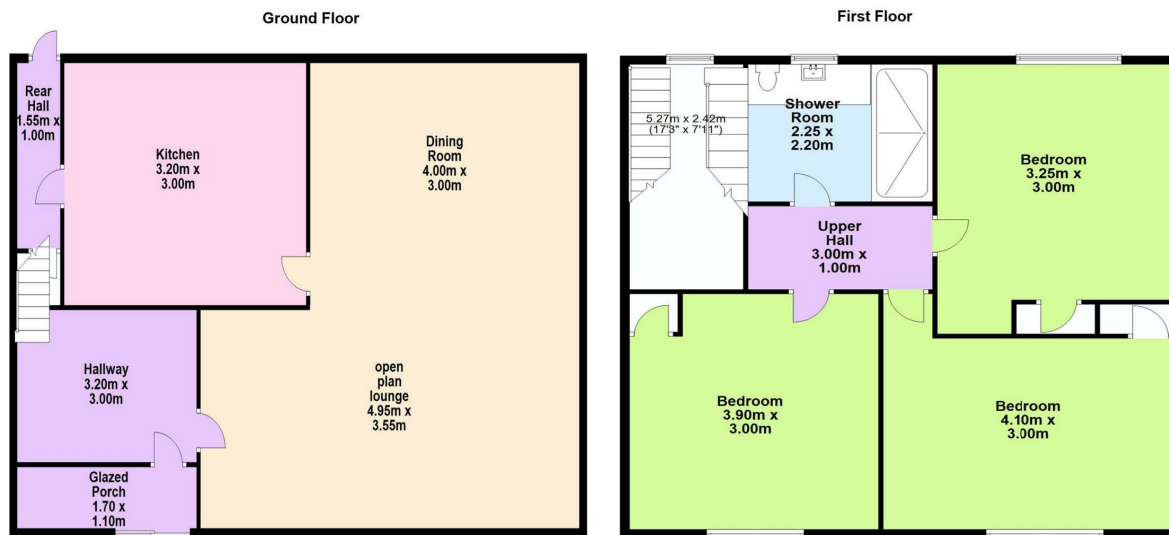
Spacious throughout the accommodation comprises a lovely bright entrance hallway leading through to a splendid lounge which is on open plan with the dining area. The kitchen is attractively fitted with a modern range of floor and wall mounted units with an adjoining rear hall providing further storage space. A carpeted staircase leads to the upper floor having a spacious walk into shower room and three bright well proportioned bedrooms. Full DG. Gas C.H.

The front garden grounds comprise a large off street parking area, with the rear garden providing an expansive area of neat lawn bounded by mature shrubs providing privacy.

A superb family home, in a very popular location, at a very reasonable asking price!



An well designed layout providing an open plan lounge with spacious dining area accessing a bright modern kitchen



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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