



**22 SOUND OF KINTYRE
MACHRIHANISH, PA28 6NZ**

OFFERS OVER £119,500

A stunning property in walk into condition which the selling agents highly recommend viewing.

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

22 Sound of Kintyre

- Entrance Porch• Hallway • Open plan lounge, dining area and kitchen• Conservatory • 2 Bedrooms• Small third room which could be utilised as a study • Bathroom• Mixture of double and triple glazing • Electric Heating• Attractive garden grounds



22 Sound of Kintyre is an impressive END TERRACED 2 STOREY VILLA, peacefully situated within easy walking distance of the beach. Machrihanish Golf Course and Machrihanish Dunes Golf courses are also practically on the doorstep of this attractive development, which has become increasingly popular not only with the golfing enthusiasts but with those looking to purchase an affordable, modern home in a very tranquil location.

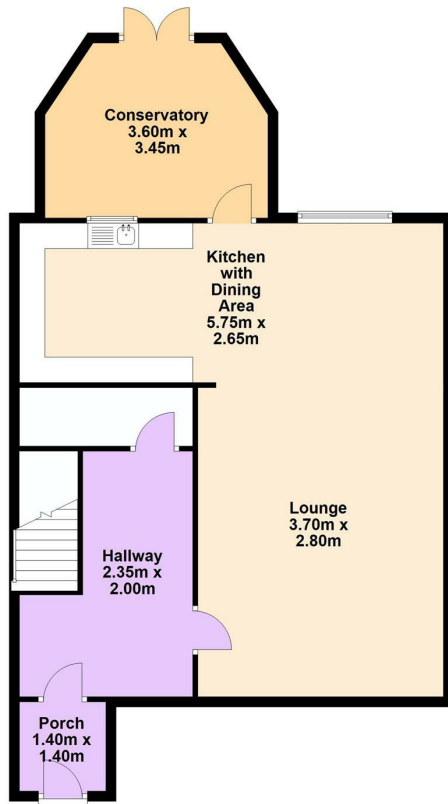
This delightful property is bright and airy throughout having an entrance porch, hallway leading through to an open plan design of spacious lounge well fitted kitchen and roomy dining area with a door leading through to a splendid conservatory overlooking the rear garden. A carpeted staircase leads to the upper floor having a bright spacious bathroom with white suite and two double bedrooms with excellent storage space. The small third room could be utilised as a study.

Designed to be maintenance free, both the front and rear gardens are gravelled and interspersed with a variety of evergreen plants, shrubs and palm trees creating an especially attractive, neat outdoor space.

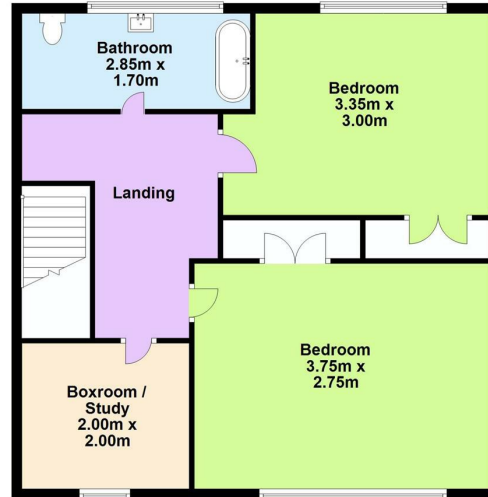
Campbeltown is only a 10 minute drive away, offering a good range of facilities and amenities including , 2 supermarkets, a good selection of other shops, 2 bowling greens, a tennis court, Primary and Secondary schools, hospital and health centre as well as a large leisure complex and Cinema. Other leisure pursuits within the surrounding area include surfing, hill walking and the obvious attraction of sailing and fishing with loch and river angling also being available.



Ground Floor



First Floor



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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