



**TIR-NA-N-OG SOUTHEND
BY CAMPBELTOWN, PA28 6RF**

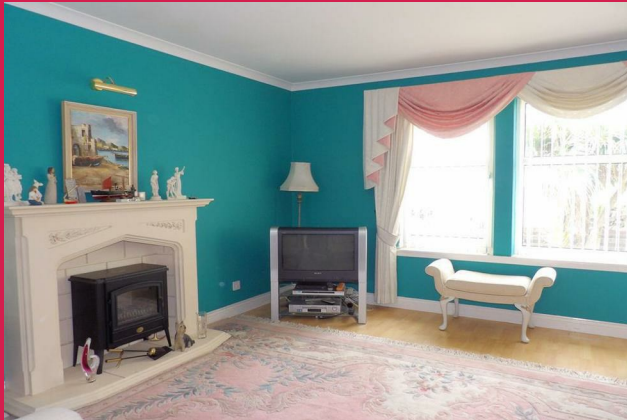
OFFERS OVER £329,500

Tir-na-n-og (Land of Eternal Youth) is a wonderfully spacious, beautifully designed DETACHED VILLA situated within a superb rural location enjoying a panoramic southerly outlook over the surrounding farmlands and across to Sanda Island, on a clear day, the Ayrshire coast, Northern Ireland and the Mull of Kintyre.

Stewart Balfour & Sutherland
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TIR-NA-N-OG SOUTHEND

- Entrance Porch. Reception Hall. • Lounge. Dining Room. • Farmhouse Design Kitchen • Utility Room • 2 Bathrooms • 5 Bedrooms (master with dressing area & en suite) • Double glazing and electric heating. • Double garage adjoining the house. Driveway. • Neat garden grounds bounded by timber fencing. Outlook over farmlands and across to Sanda Island



Spacious throughout the accommodation comprises entrance porch leading through to a welcoming reception hall, splendid lounge with large triple window overlooking the front garden and beyond towards Sanda Island, elegant formal dining room with similar view to that of the lounge. Definitely the heart of the home the kitchen is of a farmhouse design with a substantial range of floor and wall mounted units as well as plenty room for a dining table. The utility room adjoins the kitchen and there is an access door to the rear garden as well as the garage. The ground floor accommodation also includes a family bathroom with Jacuzzi bath.

A carpeted staircase leads to the upper floor having three bright airy bedrooms and a Master suite of rooms which comprises the master bedroom, en-suite shower room, dressing area and a further bedroom, just off the dressing area, which could be used as a sitting room or office if not required as a 5th bedroom.

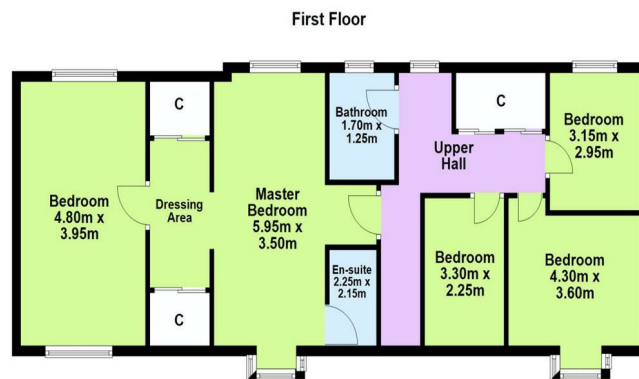
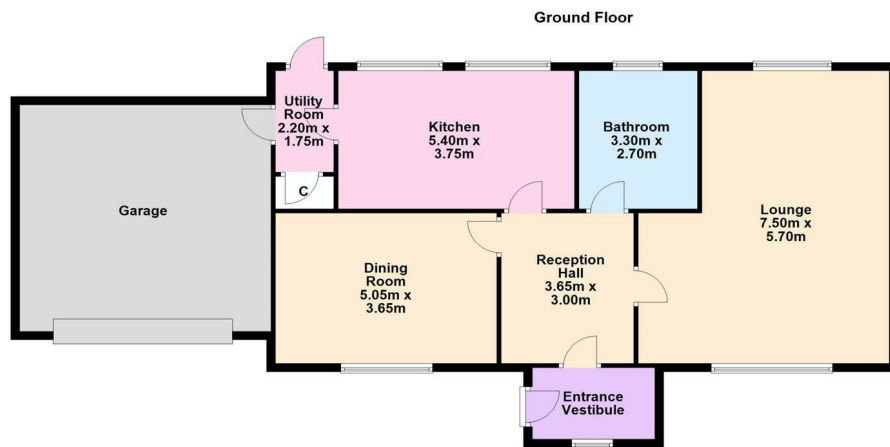
Easily maintained the garden grounds have neat areas of lawn to both the front and rear of the house bounded by a timber fence and a variety of mature shrubs providing privacy. There is a flagged pathway around the house and two timber sheds. The driveway has enough room for several vehicles and leads straight to a double garage adjoining the house.

A popular holiday destination in the summer months due to the mild climate, coastal scenery and safe sandy beaches the village of Southend is a small and very active community with the usual range of local organisations, and a most picturesque and challenging Dunaverty Golf Course. Machrihanish Golf course and Machrihanish Dunes Golf Course are only a 15 minute drive away from the village as is Campbeltown, which has a good range of shopping facilities, two supermarkets, hospital, cinema as well as a large health & fitness centre. Campbeltown Airport has twice daily flights to and from Glasgow with an inflight time of less than 30 minutes.





A most charming, luxury sized family home in a superb location



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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