



1 BURNBRAE COTTAGES ST. CLAIR ROAD ARDRISHAIG, PA30 8EW

OFFERS OVER £130,000

Welcome to 1 Burnbrae Cottages, St Clair Road, Ardrishaig, a sympathetically extended home that will be ideal for both for either a buyer looking to upgrade to a solid home or a down-sizer looking for an easy to run home with excellent renewable credentials. Don't delay, come and view this house today.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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1 BURNBRAE COTTAGES ST. CLAIR ROAD

- Spacious two bed semi detached home
- Lovely views and easily maintained gardens
- Very efficient to run with a Tesla battery storage system
- Large driveway to the side
- Ideal of a wide range of buyers
- Offered to the market with no onward chain



Stuart Balfour & Sutherland are delighted to present to the market 1 Burnbrae Cottages, St Clair Road, Ardrishaig, a charming two-bedroom semi-detached home which has been sympathetically altered from its original bungalow design to create a flexible and versatile layout, ideal for a wide range of purchasers. Enjoying attractive open views to the front with partial views across Loch Gilp, the property offers an excellent opportunity for buyers to modernise and create a home to their own taste.

The property benefits from a range of energy-efficient features, including a Tesla battery storage system which is connected to the storage heating helping to reduce day-to-day running costs. There is always the possibility of connecting this into a car charging point if so wished.

The accommodation comprises an entrance hallway, a bright lounge with a large picture window enjoying the front outlook, a spacious kitchen/dining room, a generous double bedroom to the front, and a large four piece bathroom with separate shower and bath on the ground floor. Upstairs, the converted loft provides a spacious double bedroom with a large Velux roof window, useful eaves storage, and a study/home office area.

Externally, there is a spacious driveway providing ample off-street parking, together with low-maintenance gardens to the front and rear, laid mainly to lawn with attractive herbaceous planting. A useful timber shed provides additional external storage.

Ardrishaig is an attractive coastal village at the southern end of the Crinan Canal, offering a range of local amenities. The nearby town of Lochgilphead, approximately one mile away, provides primary and secondary schooling, a community hospital, supermarkets, shops and a wide range of everyday services.

Early viewing is highly recommended to appreciate the flexible accommodation, attractive setting and excellent potential this appealing home has to offer.



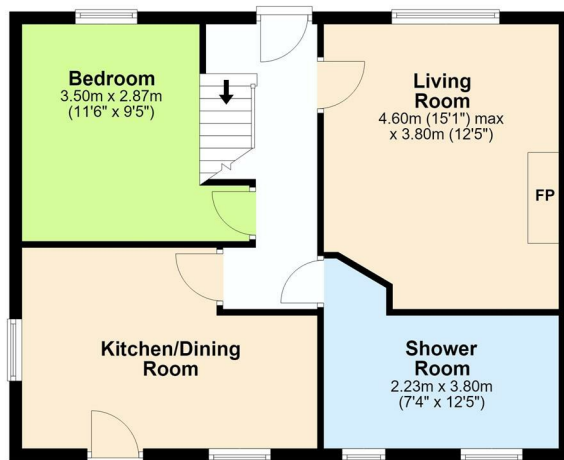






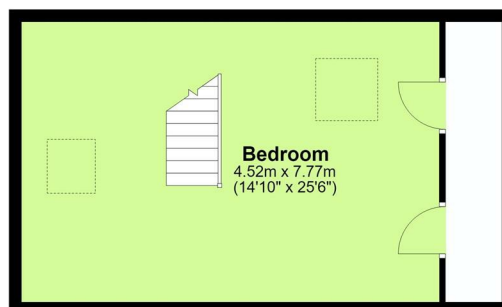
Ground Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 94.3 sq. metres (1015.1 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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