



**20 CNOC MOR PLACE
LOCHGILPHEAD, PA31 8AH**

OFFERS IN THE REGION OF £135,000

Stewart Balfour & Sutherland are delighted to bring to the market this superbly presented two-bedroom semi-detached home, situated within an ever-popular residential area of Lochgilphead. Presented in true walk-in condition, the property will appeal to a wide range of purchasers, including first-time buyers, downsizers and young families. Early viewing is highly recommended.

Stewart Balfour & Sutherland
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20 CNOC MOR PLACE



The beautifully bright and exceptionally well-presented accommodation offers a practical and modern layout, ideally suited to everyday living.

A welcoming entrance hallway provides access to the staircase leading to the first floor, while a doorway to the right opens into the impressive living room. Enjoying a bright outlook to the front of the property, this generous reception room offers ample space for lounge furniture and benefits from a useful understairs storage cupboard.

To the rear of the property is a stylish modern dining kitchen, refurbished in recent years and fitted with an attractive range of wall and base units complemented by generous worktop space. A dedicated utility area is located to the far end of the kitchen, while a large picture window overlooks the rear garden, creating a delightful space to enjoy dining. A rear door provides direct access to the garden. Also accessed from the kitchen is a practical ground floor WC, adding further convenience for everyday family life and visiting guests.

Stairs rise to the first-floor landing where two generous double bedrooms can be found, both benefiting from excellent fitted storage, upgraded from the original specification. Completing the accommodation is an attractive family bathroom comprising a low-level WC, pedestal wash hand basin, bath and shower above.

Further benefits include modern triple-glazed windows throughout, an energy-efficient air source heat pump and a large floored attic providing excellent additional storage.

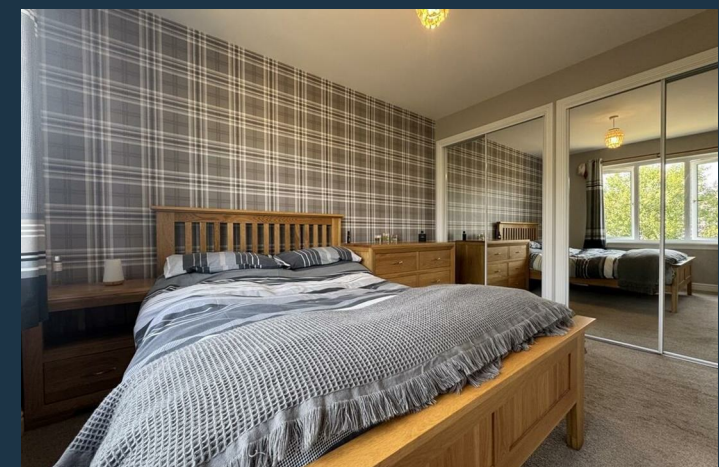
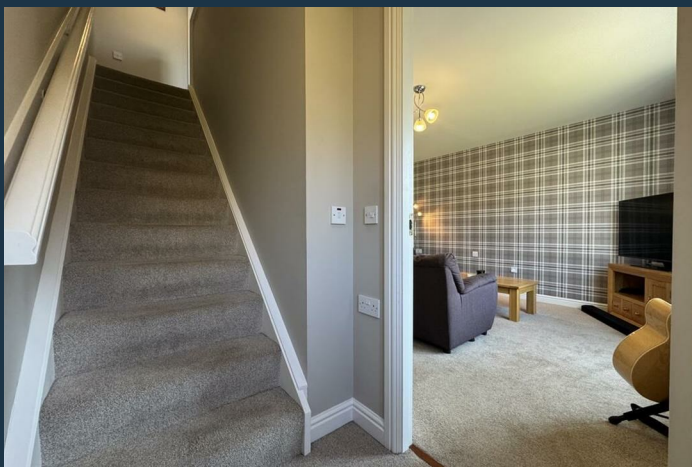
Externally, the property occupies an enviable corner position within the development, resulting in particularly generous gardens. The gardens are predominantly laid to lawn with paved seating areas, providing an ideal space for outdoor dining and entertaining while remaining easy to maintain. A dedicated barbecue area, substantial timber shed and generous driveway offering ample off-road parking complete the outdoor space.

Lochgilphead offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and schooling. The popular swimming pool and leisure facilities are within easy walking distance, while nearby Argyll Street offers a variety of local and artisan businesses. The beautiful Crinan Canal is also just a short stroll away, providing peaceful level walks through some of Argyll's most attractive scenery. Excellent bus links connect the town with Oban, Glasgow and surrounding areas, making this an ideal base for commuters and those wishing to enjoy the wider West Coast of Scotland.

This is an outstanding opportunity to acquire a truly move-in-ready home in a highly sought-after location. Early viewing is highly recommended.

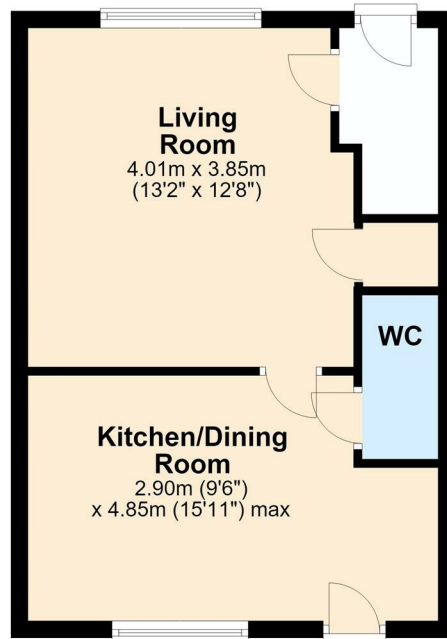






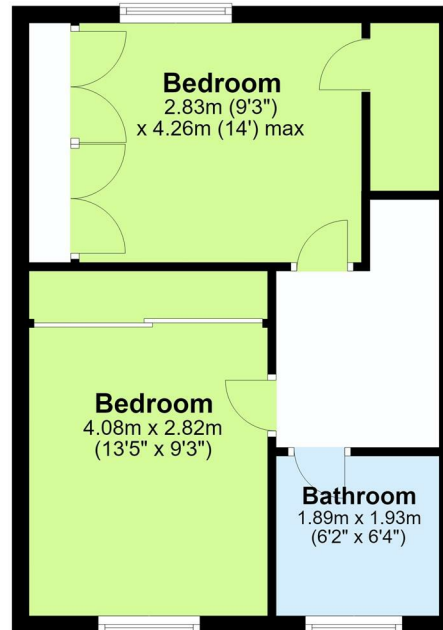
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 68.0 sq. metres (732.2 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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