



## **THORN-DHU LOCHGAIR, PA31 8RZ**

**OFFERS IN THE REGION OF £185,000**

Stewart Balfour and Sutherland are thrilled to introduce this beautifully presented, three-bedroom home, ideally situated in a wonderfully peaceful location on the edge of the charming village of Lochgair.

This property offers the best of both worlds: immediate access to stunning local walks right on your doorstep, coupled with easy proximity to two vibrant hubs. The bustling tourist villages of Inveraray and Lochgilphead, which offer a wide range of services, amenities, and attractions, are just a short, scenic drive away.

Don't miss the opportunity to make this tranquil retreat your own.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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SBS Property Shop

# THORN-DHU

- Well presented 3 bedroom semi-detached home
- Countryside setting with nature on the doorstep
- Low maintenance gardens and great walks nearby
- Large living room with dining area and useful utility room
- Attractive views
- Early viewing a must



This well-presented home, known as Thorn-Dhu, is ideally situated in a wonderfully peaceful location on the edge of the charming village of Lochgair.

Thorn-Dhu offers immediate access to stunning local walks right on your doorstep, coupled with easy proximity to two vibrant hubs. The bustling tourist villages of Inveraray and Lochgilphead, which offer a wide range of services, amenities, and attractions, are just a short, scenic drive away. The property itself benefits from a feature log-burning stove in the living room for perfect winter evenings, and also includes solar panels on the front elevation. You truly must view this property to fully appreciate the quality and layout on offer.

The well-thought-out accommodation begins with a useful entrance porch, ideal for shedding hiking boots and outdoor gear and acting as a barrier to the elements. From here, you enter the spacious lounge/dining room, which provides ample space for freestanding furniture. Off the lounge is a modern kitchen equipped with a wide range of wall and base units, leading through to a large utility room and generous under-stairs store. Completing the ground floor is a very versatile ground floor bedroom. Stairs rise to the first floor, where you will find two large double bedrooms, both benefiting from excellent built-in storage, along with a modern three-piece bathroom.

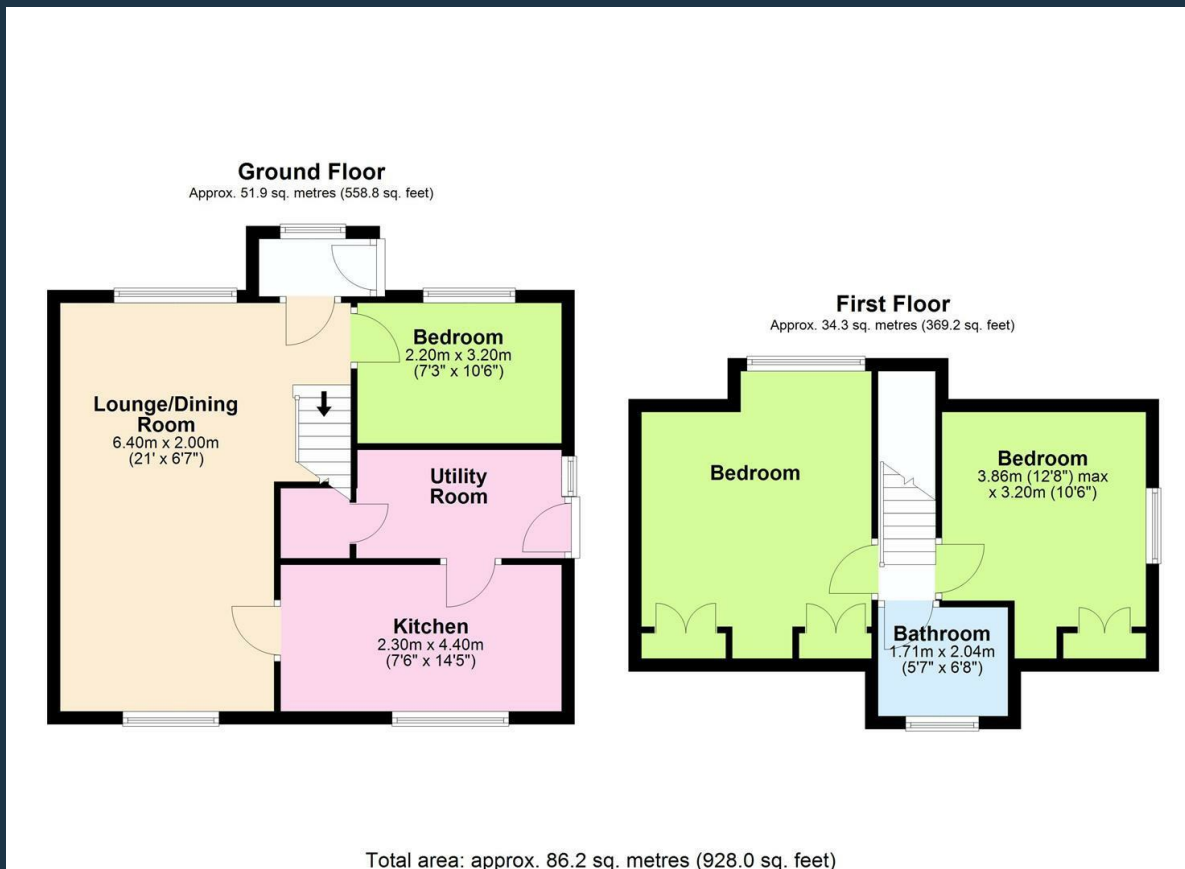
Externally, the property features easily maintained gardens to the front, side, and rear. A substantial timber outbuilding is a major asset, offering power, light, and water, making it ideal for a wide range of uses, such as a workshop, studio, or home office. A single garage is located a short distance from the property, which is also where vehicular parking can be found.

All in all, this is a very attractive country home, offered at the price of a small city flat. CALL NOW to arrange your viewing and start planning your future in this charming property.

THE HOME REPORT CAN BE FOUND IN THE BROCHURE TAB ON RIGHTMOVE







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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