



**POINT HOUSE
BY LOCHGILPHEAD, PA31 8SD**

OFFERS OVER £530,000

Stewart Balfour and Sutherland are delighted to bring to the market this stunning home in a picture perfect location so if your dreaming of a home property that is efficient to run whilst retaining all the character of the quintessential cottage then look no further. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
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POINT HOUSE

- 3 spacious bedrooms • 2 modern bathrooms • 2 cosy reception rooms • Original cottage charm • Ground Source Heat Pump • Large gardens all around • Workshop and summerhouse • Stunning Loch Gair views • Peaceful, tranquil setting • No onward chain, move in!

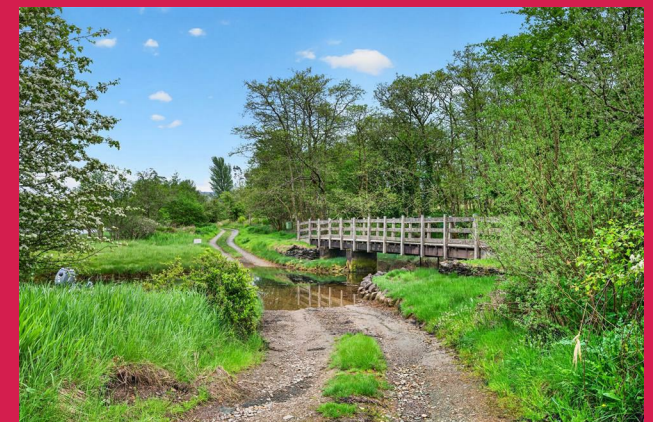
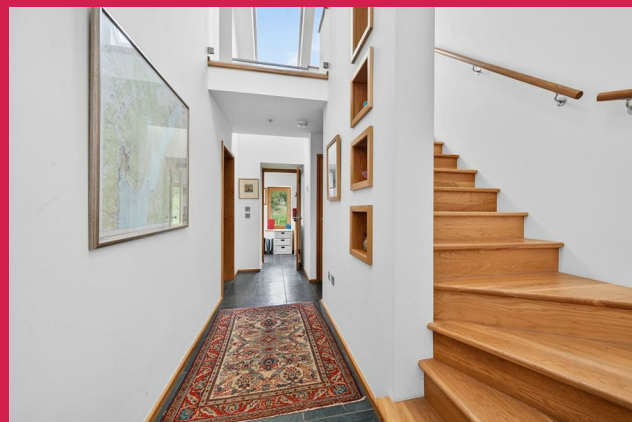


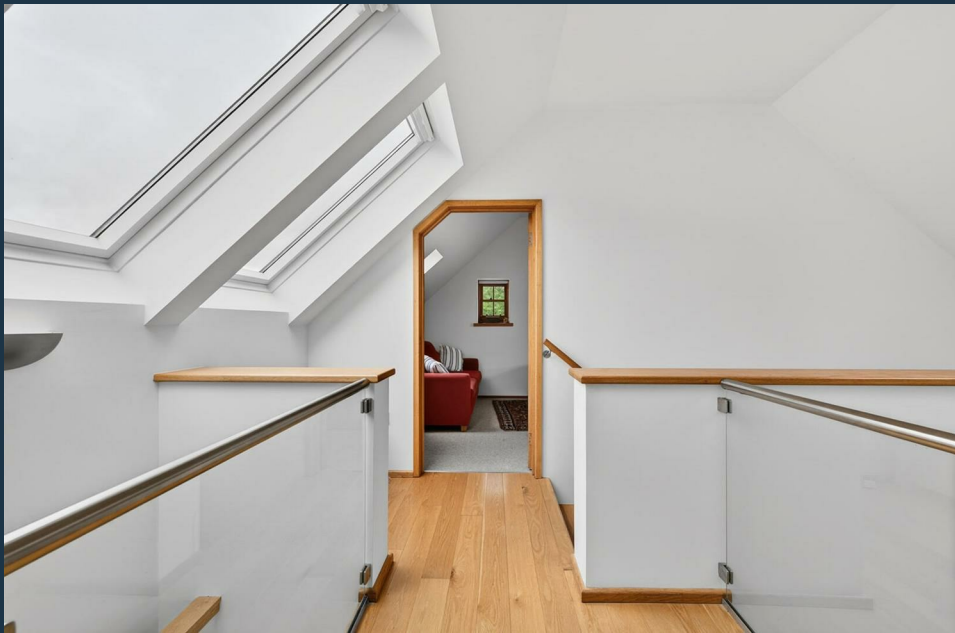
Nestled in the picturesque setting of Lochgair, Lochgilphead, this charming house offers a unique blend of modern comfort and traditional charm. Originally a quaint cottage, it has been beautifully extended to create a spacious and inviting home. With three well-proportioned bedrooms and two bathrooms, this property is perfect for those seeking a peaceful retreat.

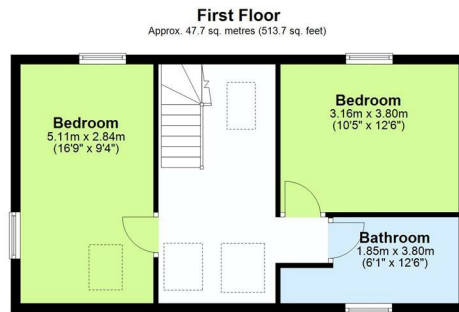
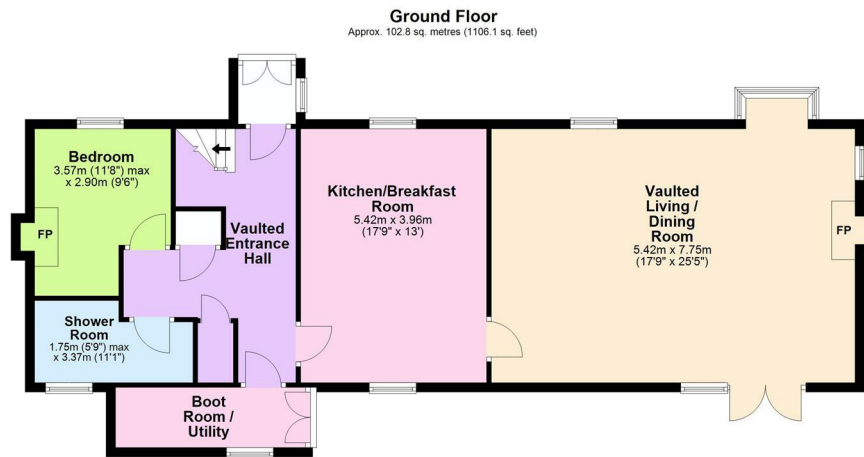
The house boasts two reception areas the first being the lovely kitchen with solid work surfaces and feature exposed stone wall with log burner whilst the main living area offers the perfect blend of space, light and architectural detailing and creates a wonderful space for relaxation and entertaining. Large windows throughout the property frame the breathtaking views of Loch Gair, allowing natural light to flood in and create a warm, welcoming atmosphere. The stunning location ensures peace and tranquillity, making it an ideal sanctuary from the hustle and bustle of everyday life.

Surrounded by large gardens on all sides, this home offers plenty of outdoor space for gardening, play, or simply enjoying the serene landscape. Additionally, the property features an excellent workshop, a convenient store, and a delightful summerhouse, perfect for hobbies or leisurely afternoons.

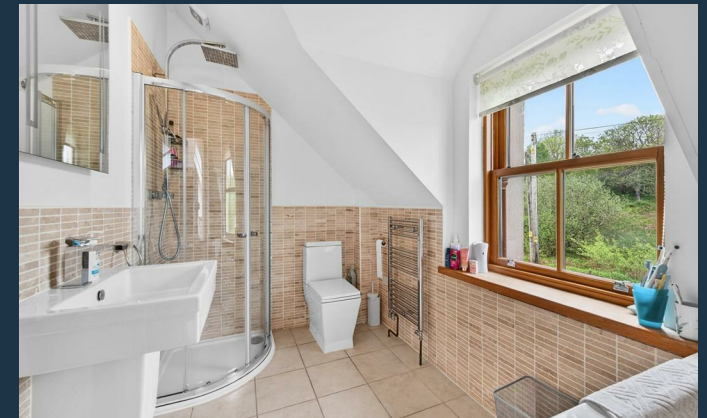
This easy-to-maintain home which benefits from its very own ground source heat pump providing year round comfort is ready for you to move in without the worry of an onward chain. Whether you are looking for a permanent residence or a holiday getaway, this picture-perfect property on the shores of Loch Gair is not to be missed. Embrace the opportunity to own a slice of tranquillity in this stunning location.







Total area: approx. 150.5 sq. metres (1619.8 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 rely upon any statement, whether oral or written, made by the agents.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop