



**2 MANSE BRAE  
LOCHGILPHEAD, PA31 8RA**

**OFFERS OVER £105,000**

Stewart Balfour and Sutherland are delighted to bring to the market this superbly presented first floor flat which is in move in condition. With two great sized bedrooms, a lovely bright living room with amazing views and modern kitchen and shower room, what else could you be looking for.

PROPERTIES OF THIS STYLE ARE ALWAYS IN HIGH DEMAND SO CALL NOW TO ARRANGE YOUR VIEWING.

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

## 2 MANSE BRAE

- 2 bedroom first floor flat • Superb far reaching views • Well maintained gardens • Fantastic workshop with power and light • Modern finishes throughout • Large attic for development • No onward chain • Town centre location • Viewing a must



Nestled in the charming town of Lochgilphead, this beautifully appointed first-floor flat on Manse Brae offers a delightful blend of modern living and classic character. Spanning an impressive 796 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for a wide range of buyers. Being close to the town centre is sure to appeal to many.

As you enter via your own private main door a useful coat and shoe area can be found and stairs rise to the first floor landing where all of the accommodation can be accessed from. You are greeted by a spacious reception room that boasts superb far-reaching views, allowing natural light to flood the space and there is plenty of space for both living and dining furniture and the modern log burning stove adds that special touch to create a cozy space on a winters evening. Off of the living room a spacious kitchen can be found and this boasts an excellent array of wall and base units and ample work surfaces to which up any culinary delight.

The flat has been thoughtfully maintained, showcasing modern finishes throughout that enhance its appeal such as the modern shower room with oversized shower enclosure and two very generous bedrooms which enjoy excellent natural light and great storage.

Externally the well-kept gardens surround the property on three sides and there is also a shared drying green. The outside area's which have been thoughtfully landscaped by the present owner provide a perfect balance of gardens and practicality.

One of the standout features of this property is the fantastic workshop, equipped with power and light, offering endless possibilities for hobbies or additional storage. Furthermore, the large attic presents an exciting opportunity for development, allowing you to tailor the space to your needs. There is also two additional storage area's, one being the original coal store and a further large open wooden storage unit, ideal for bicycles or larger items.

Conveniently located in the town centre, this flat ensures easy access to local amenities, shops, and transport links. With no onward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential this home has to offer.





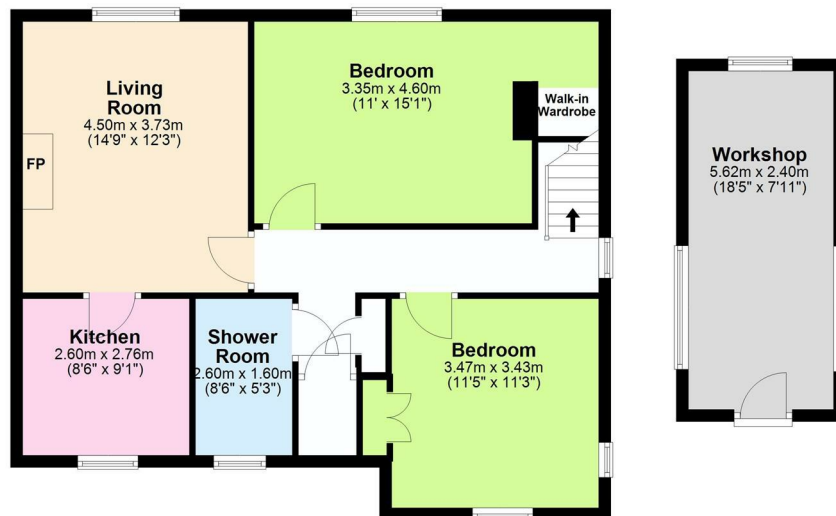




### Ground Floor Entrance



### First Floor



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

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

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

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