



**12 BROOMFIELD
CARRADALE, PA28 6RZ**

OFFERS OVER £129,500

*****OFFER AGREED***** An excellent family home in this very picturesque village

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

12 BROOMFIELD

- Entrance Hall • Lounge with dining area • Kitchen • 3

Bedrooms • Bathroom • Full Double

- Glazing • Electric Heating • Easily maintained garden to front and rear

Pleasantly situated SEMI DETACHED dwellinghouse within easy walking distance of the harbour, golf course and local primary school . The garden grounds are designed to be easily maintained, having an area of lawn to both the front and rear as well as neat gravelled areas and a variety of mature plants and shrubs interspersed throughout.

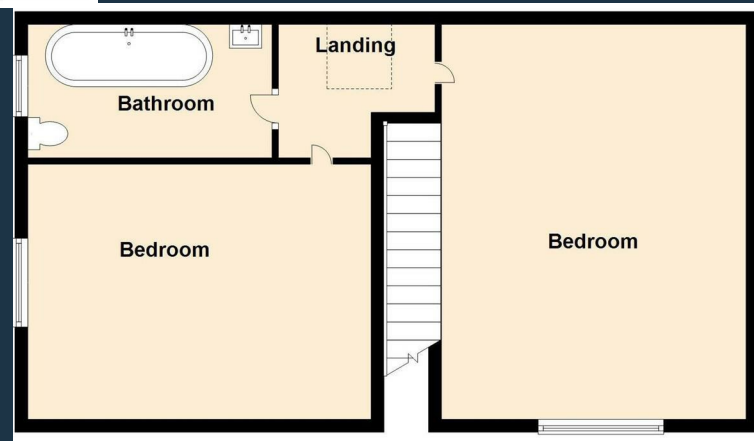
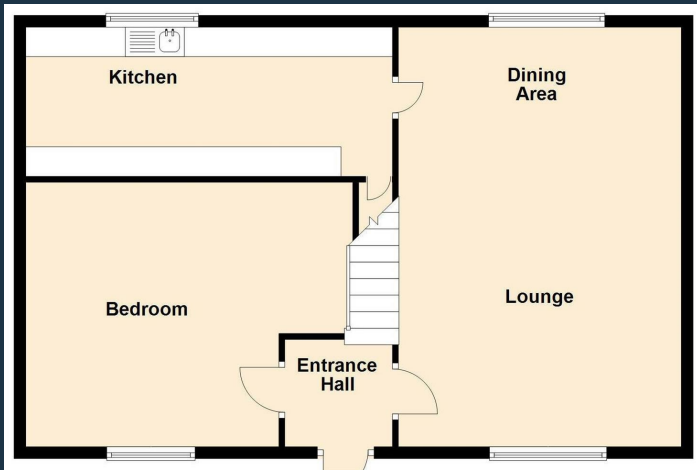
The accommodation, benefiting from electric heating and full double glazing, comprises an attractive entrance hall leading through to the lounge which is on open plan with the dining area and has dual aspect windows making this a lovely bright room. The kitchen has an attractive outlook over the rear garden and is fitted with range of floor and wall mounted units which the eventual purchaser will most probably wish to modernise. As well as a spacious ground floor bedroom there are a further two bedrooms on the first floor, as well as the bathroom which has a white suite and shower fitted over the bath.

Carradale Village is a very popular holiday village due to its scenic beaches, forestry walks, golf course, natural harbour and peaceful surroundings. The village runs its own community shop which offers most daily requirements. The village is also centrally placed for those wishing to visit the neighbouring Island of Arran with the ferry terminal at Cloanaig being nearby. There is a daily bus service to Campbeltown , which is within easy commuting distance, having two supermarkets, Cinema, swimming pool and a variety of artisan shops with a popular farmers market held once a month . The local airport has two flights to Glasgow on a weekday with an inflight time of approx. 30 min. For the golfing enthusiast Machrihanish Golf Club and Macc Dunes Golf Club are less than two miles from the Airport.





very comfortable bright home with neat easily maintained garden grounds



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