



16 THE GLEBE, KILMELFORD
KILMELFORD, PA34 4XF

OFFERS IN THE REGION OF £275,000

HOME REPORTS ALL 1's. Stewart Balfour and Sutherland are delighted to bring to the market this stunning two bedroom detached bungalow that is in walk in condition. EARLY VIEWING IS A MUST.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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16 THE GLEBE

- Detached two-bedroom bungalow • Quiet cul-de-sac location • Bright open-plan living area • Contemporary log-burning stove • Energy-efficient heat pump



Stewart Balfour & Sutherland are delighted to present to the market this superbly presented detached two-bedroom bungalow, peacefully situated within a quiet cul-de-sac in the popular village of Kilmelford, approximately 16 miles south of Oban. Kilmelford enjoys a vibrant and welcoming community, centred around its well-regarded local hotel and village facilities, creating an excellent sense of community while offering an idyllic rural lifestyle. The village also provides convenient access to Oban, with its wide range of shops, supermarkets, schools, healthcare facilities, rail station, ferry terminal and leisure amenities.

The property has been significantly enhanced by the current owner and is presented in genuine walk-in condition throughout. Offering bright, spacious and thoughtfully arranged accommodation, this impressive home is sure to appeal to a wide range of purchasers, particularly downsizers or anyone seeking a low-maintenance home finished to a high standard. The accommodation comprises a welcoming entrance hallway leading through to a bright and spacious open-plan living and dining room, enjoying an attractive open aspect to the front of the property. A contemporary log-burning stove provides an attractive focal point to the room and creates the perfect setting for cosy winter evenings. The adjoining kitchen offers an excellent range of wall and base units, with the sale including a comprehensive range of freestanding appliances, including a large American-style fridge freezer, washing machine, washer-dryer and dishwasher.

There are two generously proportioned double bedrooms, both benefiting from integrated wardrobes. The particularly spacious principal bedroom features an en-suite shower room, while a well-appointed family bathroom serves the remainder of the accommodation.

Further benefits include double glazing together with an energy-efficient air source heat pump, helping to provide economical and comfortable living throughout the year.

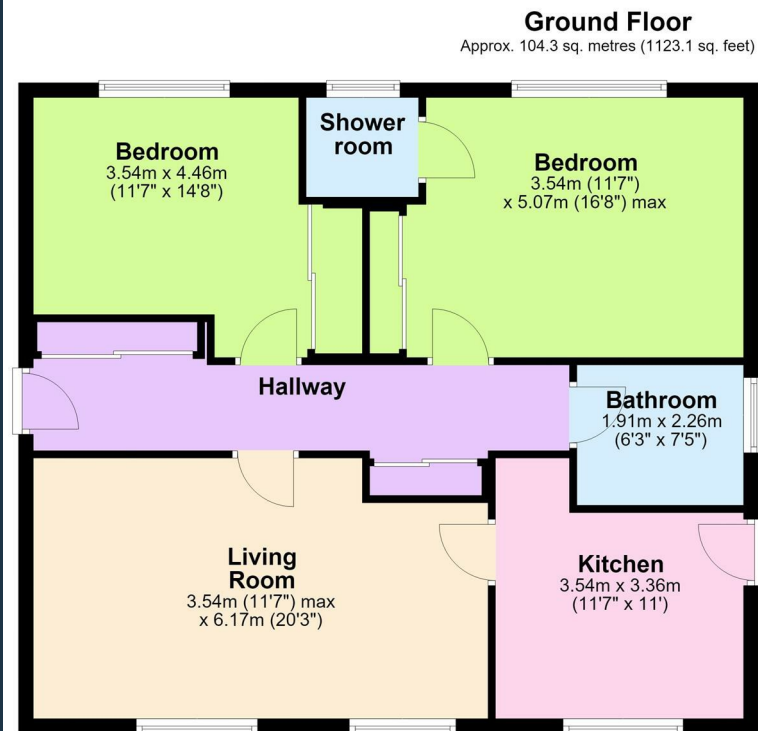
Externally, the property enjoys level, easily maintained gardens together with a large monoblock driveway providing excellent off-street parking. A substantial detached garage, complete with power, lighting and professional internal lining, provides superb workshop space or secure vehicle storage. To the rear, the gardens enjoy a pleasant open outlook, creating a peaceful setting.

Offered to the market with no onward chain, this exceptional bungalow represents an outstanding opportunity to acquire a beautifully maintained home in one of Argyll's most desirable coastal villages. It would be an ideal purchase for downsizers or anyone looking for a property that is quite literally in perfect move-in condition. Early viewing is highly recommended.









Total area: approx. 104.3 sq. metres (1123.1 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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