



**35 MCINTYRE TERRACE
LOCHGILPHEAD, PA31 8TF**



OFFERS OVER £119,995

Stewart Balfour and Sutherland are delighted to bring to the market this freshly decorated and carpeted family home which allows you to own your own home at a competitive asking price. CALL NOW TO ARRANGE YOUR VIEWING.

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35 MCINTYRE TERRACE

- Great views over Loch Gilp
- Ideal starter home
- Modern living room
- Stylish kitchen
- Ground floor toilet and great storage throughout
- 3 spacious bedrooms
- Air source heat pump

Discover this well-proportioned mid-terrace family home, perfectly positioned in a sought-after residential area of Lochgilphead. Offering the perfect blend of rural tranquility and town convenience, this property boasts partial views of the iconic Loch Fyne to the front and peaceful countryside vistas to the rear. While recently decorated internally, this home offers a fantastic opportunity for a first-time buyer or savvy investor to add their own personal touch.

The property is equipped for the future with a recently installed air-source central heating and hot water system, ensuring economical comfort throughout the year. On the ground floor, a welcoming entrance porch leads into a bright inner hallway. The generous lounge serves as a comfortable family hub with front-facing views, while the modern fitted breakfasting kitchen stands out with its contemporary base units, ample worktop space, and a large pantry ideal for culinary storage. A practical rear hallway provides garden access and leads to a convenient ground-floor WC, ideal for busy households.

The upper floor comprises three well-proportioned double bedrooms, two of which enjoy elevated, partial views of the loch and surrounding hills. A family bathroom featuring a white three-piece suite and a large loft space for additional storage complete the interior. The layout spans approximately 92 sq.m and includes double glazing, high-speed broadband availability, and an EPC rating of D67.

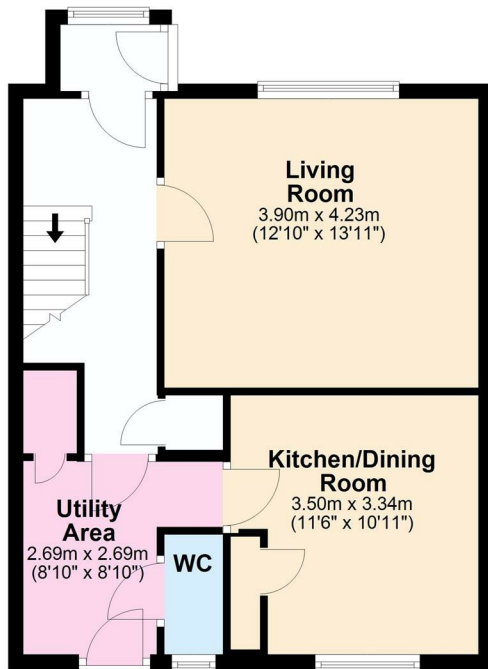
Externally, the home enjoys off-road resident parking to the front and a tiered garden. The rear garden is a private retreat featuring a raised decking area—perfect for summer entertaining—a lawn, and a timber shed for garden equipment. Located just a short walk from local schools, supermarkets, and the community hospital, the property is ideally placed to enjoy the best of Lochgilphead, from the nearby Crinan Canal to the surrounding woodland trails.





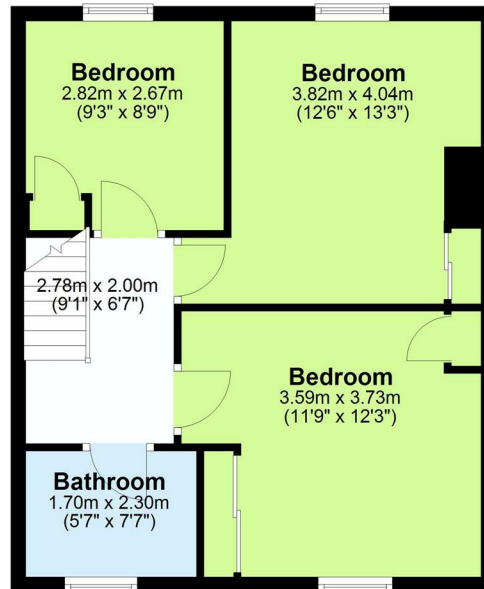
Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 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.

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