



**21 HIGH STREET  
CAMPBELTOWN, PA28 6DS**

**OFFERS OVER £19,995**

\*\*\*OFFER AGREED\*\*\* Whilst this GROUND FLOOR FLAT is in need of refurbishment , this property offers immense potential in a desirable location whether you are a first-time buyer, an investor, or someone looking to downsize.

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

# 21, High Street

- Ground floor flat, needs refurbishment
- Spacious accommodation with double glazing
- Gas central heating , boiler less than 3 years old
- Entrance hall leads to all bright, airy rooms
- All furniture & white goods included
- Excellent storage space.
- Rear courtyard with exclusive use of garden
- Close to Beach, Harbour & Marina

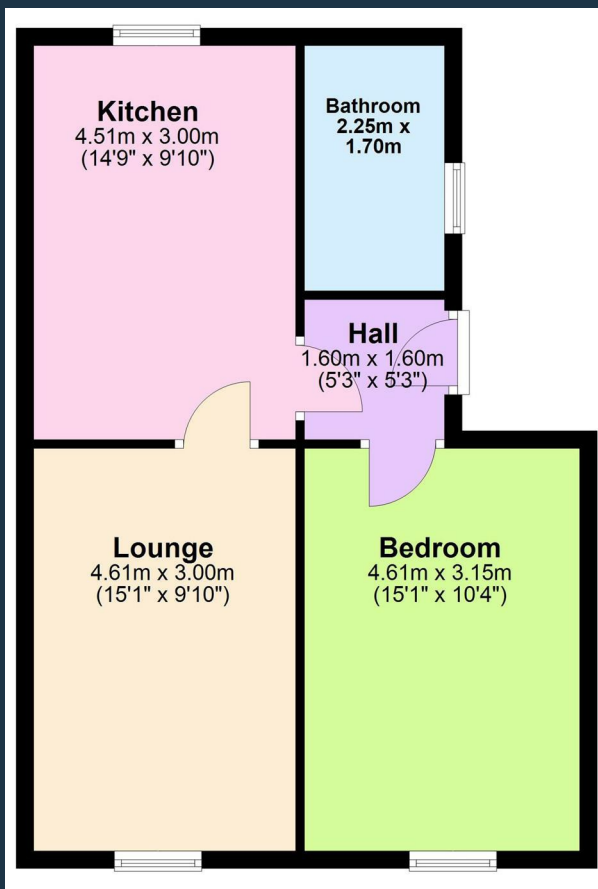


Upon entering, you will find an entrance hall that leads to a spacious lounge, good sized kitchen with ample room for dining table and chairs, comfortable bedroom with attractive furniture included, and a bathroom with white suite and shower fitted over the bath. The layout is practical with storage space in deep cupboard above the kitchen door and walk into boiler cupboard in the kitchen. The flat benefits from full double glazing and gas central heating. All white goods are relatively new, as is the combi gas boiler, and are included in the sale as are the window blinds.

One of the standout features of this property is the rear garden. The courtyard leads to a shared drying green. Beyond this is a large garden area pertaining exclusively to this flat. It is a perfect sunny spot for relaxation.

With its proximity to local amenities, this **GROUND FLOOR FLAT** is a fantastic opportunity to invest in a property that can truly be made your own.





Council Tax Band: A

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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