



**40 CALTON AVENUE
CAMPBELTOWN PA26 6NA**

OFFERS OVER £124,500

This End-terraced two-storey family dwelling house boasts an elevated southerly aspect, the property enjoys abundant sunlight throughout the day, creating a warm and inviting atmosphere.

Conveniently located, this home is within walking distance of local supermarkets, the primary school, and the bustling town centre, making it an ideal choice for families. Additionally, a frequent bus service operates nearby, providing easy access to the centre of town.

Stewart Balfour & Sutherland

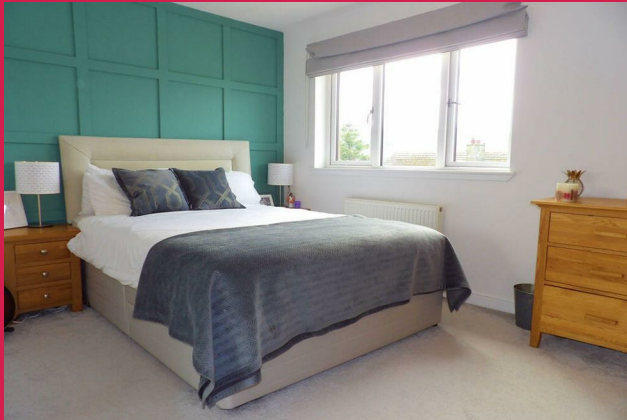
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40 CALTON AVENUE

- 2 spacious bedrooms • Bright, sunny lounge
- Dining kitchen area • Easily maintained front garden
- Secure rear garden • Near primary school
- Close to supermarkets • Frequent bus service
- In walk into condition



Bright and extremely comfortable, the accommodation, in walk into condition, comprises an entrance hall that leads to a spacious lounge featuring an attractive fireplace with wood burning stove, modern well fitted kitchen with utility store and dining area overlooking the rear garden. A carpeted staircase leads to an attractive roomy shower room and two generously sized bedrooms.

Easily maintained, the front garden adds a touch of greenery with neat gravelled borders, while the rear garden offers a private outdoor space for leisure and play. The adjoining Calton Hill provides a safe and secure area for small children to explore and enjoy the outdoors.

A charming family home, combining comfort, convenience, in a popular part of town, well worth viewing.





Extremely comfortable modern home in walk into condition



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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