





20 GLENFYNE CRESCENT
ARDRISHAIG, PA30 8EJ

OFFERS IN THE REGION OF £70,000

Stewart Balfour & Sutherland are delighted to bring to the market this spacious 3-Bedroom end-terrace property, situated in the popular village of Ardrishaig. Offering breathtaking views and fantastic potential this property would make an ideal first-time home or buy to let investment. Whilst needing fully refurbished, early viewings are a must to fully appreciate what this property has to offer.

Stewart Balfour & Sutherland
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• 3 -Bedrooms• Spacious lounge/dining room • Separate fitted kitchen• Entrance porch with storage • Lovely elevated views• Rear garden access • Close to shops and bus stop• Near Crinan Canal for walks • Viewing recommended

This 3-bedroom End-terrace ex-local authority property is located in the village of Ardrishaig. It sits in an elevated position and offers some lovely views. As you enter, you'll find an entrance porch and a hallway with an under-stair cupboard. The spacious lounge/dining room has windows at the front and rear, allowing for plenty of natural light. There's also a separate fitted kitchen with a door leading to the rear garden.

Upstairs on the first floor, you'll discover three bedrooms, two at the front and one at the rear. There's also a family shower room. While the property does require some refurbishment, it's priced accordingly and could be a fantastic first-time home or buy-to-let investment opportunity.

The property's location is quite convenient, with Ardrishaig's shops just a 5-minute walk away. If you need more amenities, Lochgilphead is only 2 miles to the north and offers a hospital, secondary school, swimming pool, supermarket, sports center, and more. The local bus stop is less than a 5-minute walk from the property, making it easy to get around.

For those who enjoy outdoor activities, the Crinan Canal is located around 100 yards below the property. During the summer months, the bridge and basin at Lock 1 are bustling with yachting activity. The towpaths alongside the canal are perfect for walking or cycling, offering almost 9 miles of flat surfaces to explore.

The surrounding countryside has something for everyone, whether you're into golf, fishing, walking, mountain biking, or bird watching. It's a beautiful area to enjoy nature and outdoor adventures.

Given the property's location and potential, it's likely to generate a lot of interest. We would recommend arranging a viewing with the Lochgilphead office as soon as possible to avoid missing out.







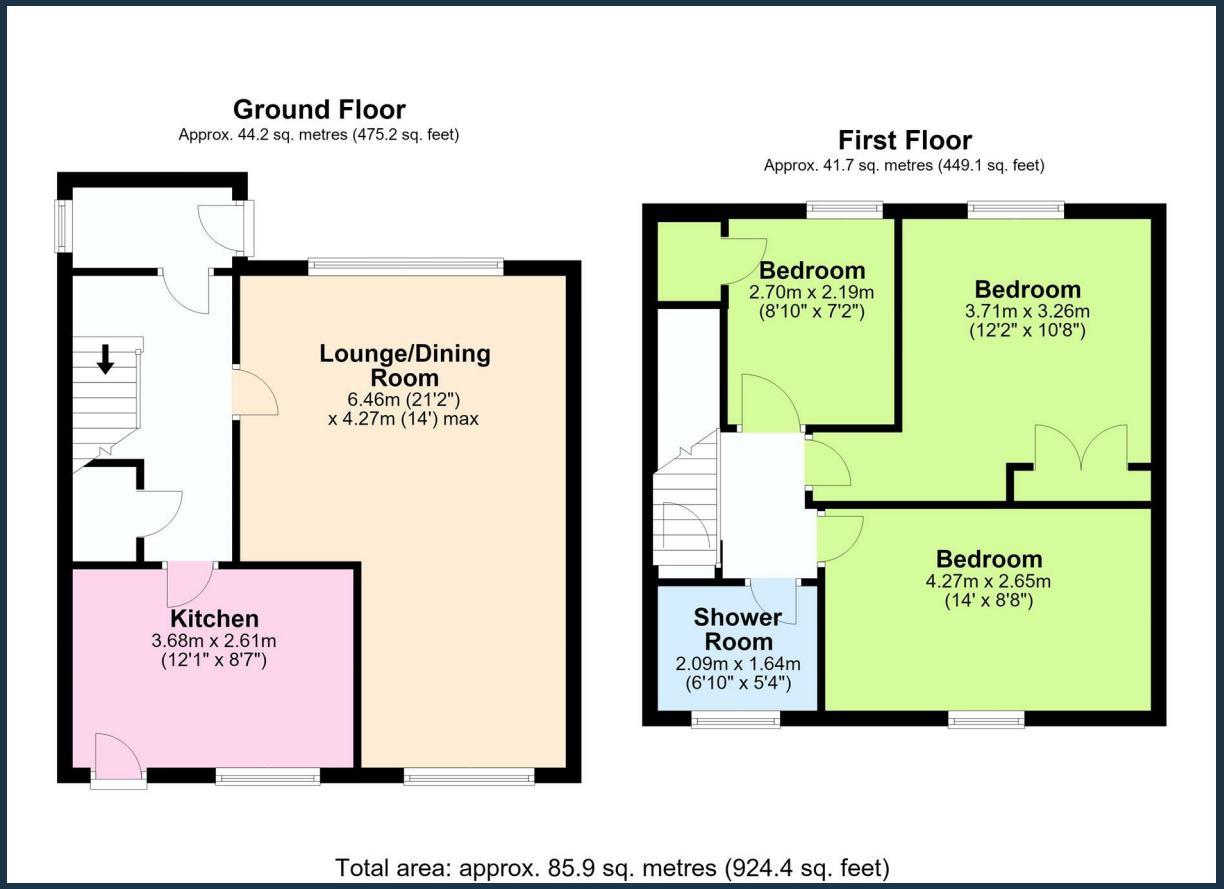














NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed 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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