

**Phase 4, Kilmartin  
By Lochgilphead  
Plot 3**



**NEW ON MARKET**  
**FIXED PRICE: £195,000**

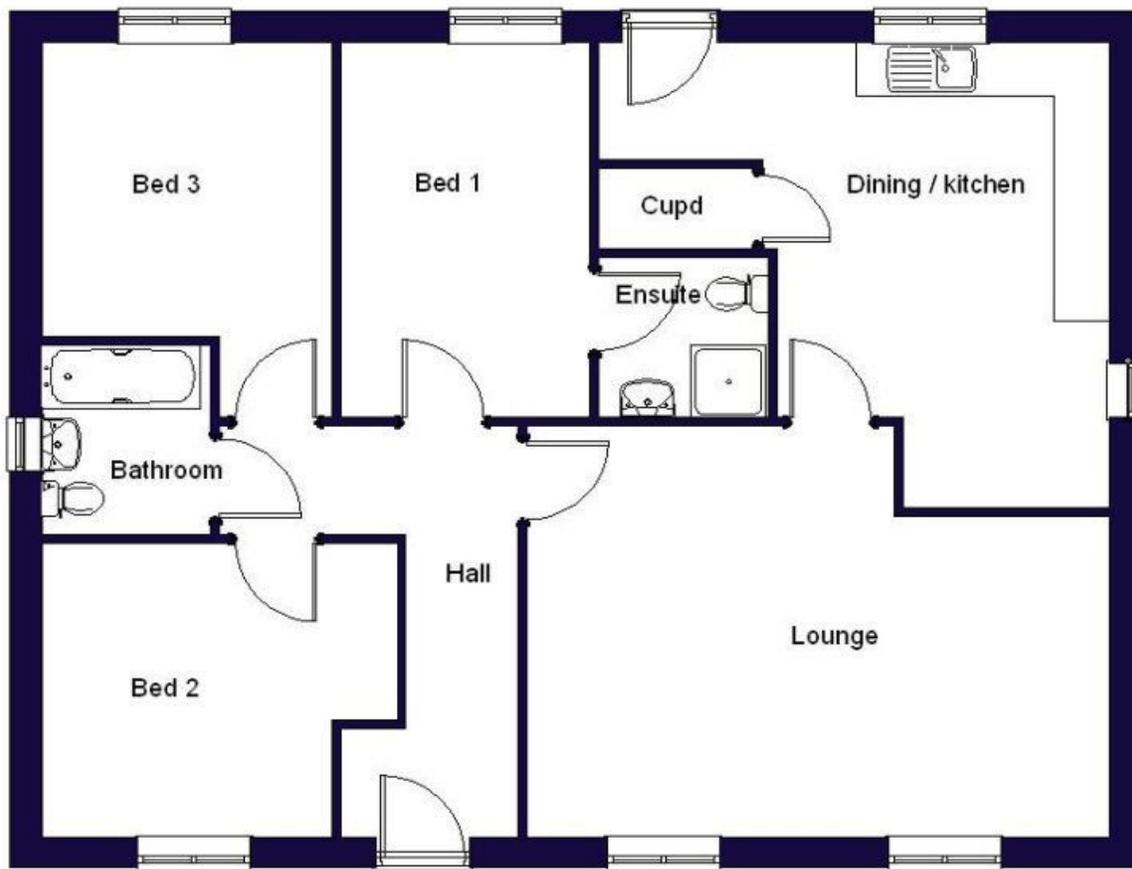
A unique opportunity to purchase the last remaining detached cottage within a small development, in the picturesque village of Kilmartin. This appealing detached cottage includes high insulation, double-glazing, Oil-fired central heating and a 10-year NHBC guarantee. Prospective purchasers will have a choice of kitchen doors and worktops. Fridge/freezer, dishwasher, oven, hob and extractor are included in the sale. The accommodation comprises of Lounge, Kitchen/Diner, Bathroom and 3 bedrooms (one en-suite).

The property is nicely located within a small development and is ideally situated with Lochgilphead 8 miles to the south and the larger west coast town of Oban, 30 miles to the north. The village of Kilmartin has a church, museum with excellent coffee shop, primary school and popular local hotel serving good food. Kilmartin is steeped in history from the standing stones at Nether Largie, to Dunnad Fort, the ancient capital of Dalriada, where Kings of ancient Scotland were crowned.

**REF: 794**

**MACLEOD**

**MACLEOD CONSTRUCTION LIMITED**



### **Approximate Room Sizes**

Lounge	6.2 x 3.5m	Bedroom 2	3.1 x 3.2m + Recess
Kitchen/Diner	3.5 x 4.1m + Recess	Bedroom 3	3.1 x 3.2m
Bedroom 1	2.6 x 4.1m	Bathroom	2.1 x 1.8m
En-suite	1.8 x 1.7m		

Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by the Company to amend or vary same and nothing herein shall constitute or form part of any contract.

#### **Directions**

From Lochgilphead follow the A816 north towards Oban. When reaching the village of Kilmartin, turn right approximately 75 yards past the Kilmartin Hotel and continue on this road until reaching Phase 4 of this new development.

#### **Services**

Mains water/ Sewage/Oil-fired heating/Double glazing

#### **Council Tax Band – TBA**

#### **Viewing Arrangements**

Strictly by prior appointment by contacting Argyll4Sale – 01546 603118.

#### **Price**

A fixed price of **£195,000** is sought and should be lodged in writing with Argyll4Sale. Prospective buyers are advised to register their interest through a solicitor. However our clients are not obliged to proceed to a closing date and reserve the right to sell without notice. Our clients are not bound to accept the highest or indeed any offer.

**Agents Notes** - We have carried out a visual inspection of the property in order to prepare these particulars. All measurements have been taken using an infra-red measure however are not guaranteed. If any detail is fundamental to the purchase, prospective purchasers are recommended to obtain further information.

# KILMARTIN PHASE 4 SITE LAYOUT

