



NOT TRUE REPRESENTATION OF FINAL BUILD, THIS BROCHURE DOES NOT FORM PART OF A LEGAL CONTRACT, FOR INFORMATION ONLY, DESIGN/LAYOUT SUBJECT TO CHANGE

Kilmartin

Lochgilphead, Argyll

- 3 Bedroom Semi-detached
- Lounge, Kitchen/dining
- Bathroom and ensuite
- Double glazing
- Air Source Heating

Fixed Price: £165,000

Attractive semi-detached cottages set within a small tasteful development in the historic village of Kilmartin. These desirable semi-detached cottages come with high insulation, double-glazing, air-source heating and a 10-year NHBC guarantee. The accommodation comprises of Lounge, Kitchen/Diner, Bathroom and 3 bedrooms (one en-suite).

The properties are located within a small development and are 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:795





Approximate Room Sizes

Lounge	6.2 x 3.3m	Bedroom 2	3.1 x 3.2m & recess
Kitchen/Diner	4.9 x 4.1m	Bedroom 3	3.1 x 3.2m
Bedroom 1	3.2 x 3.2m	Bathroom	2.1 x 1.8m
En-suite	1.9 x 1.8m		

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/Air source heating/Double Glazing

Council Tax Band – TBA

Viewing Arrangements

Strictly by prior appointment by contacting Argyll4Sale – 01546 603118.

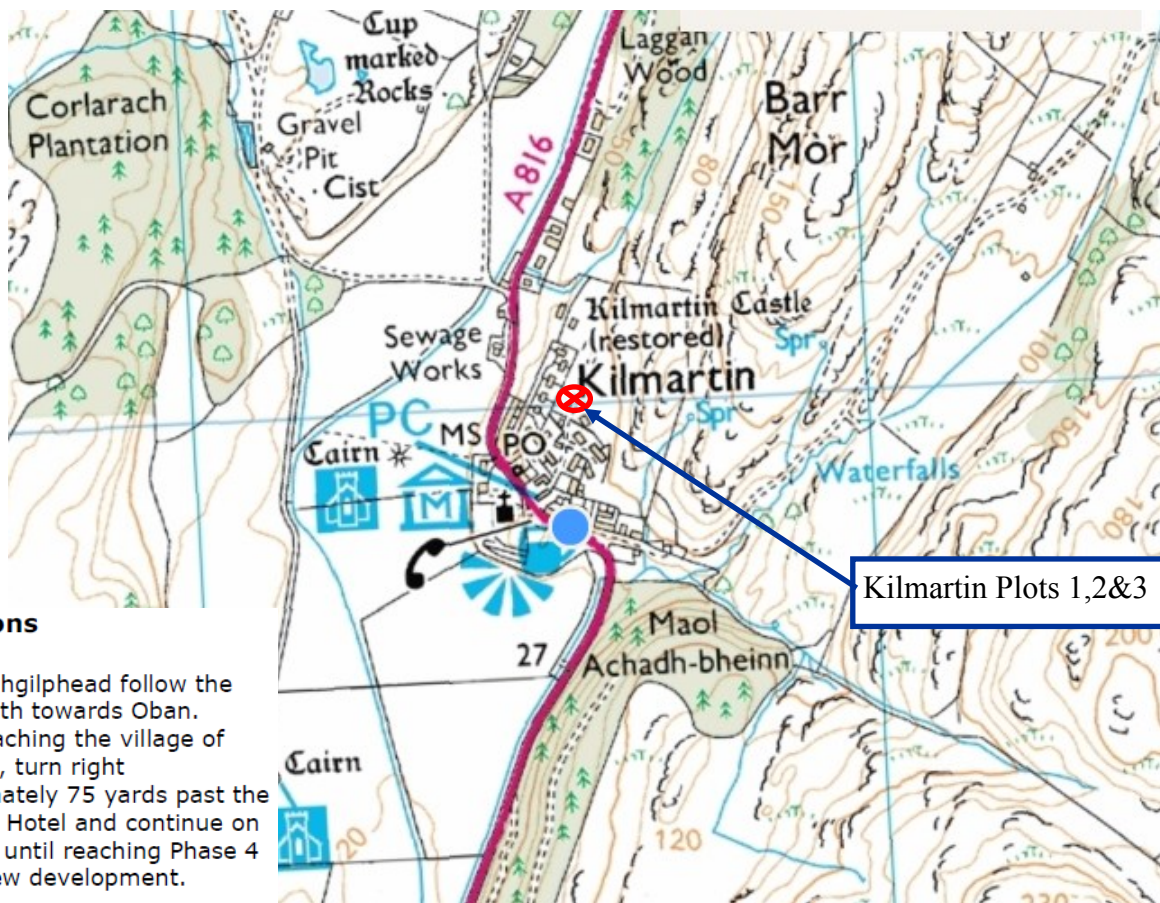
Price

A fixed price of **£165,000** 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.



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Kilmartin Plots 1,2&3

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