



**The Steading
Chiskan, Southend
Argyll and Bute, PA28 6RF**

Part Exchange Available

**Spectacular
four bedroom house
in highly sought
after area**

Viewing: By appointment telephone
selling solicitors: 0131 524 9797



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Location

This spectacular semi-detached property is situated in Southend, Argyll which is the main settlement at the southern end of the Kintyre peninsula in Argyll and Bute. The village itself is also reputed to be the location where Saint Columba first set foot in Scotland.

The Antrim coast of Northern Ireland is only 12 miles away and is visible from Southend in clear weather.

Southend primary school is set amid rich farmland in an attractive site about half a mile away from Southend village. Within Southend parish there is a Church of Scotland church, a National Health Service surgery, a village hall, the beautiful Dunaverty golf course and The Argyll Arms hotel which is the watering hole for the locals.

Campbeltown is 8 miles away and is the main shopping town in the area and has a range of facilities including two supermarkets, hospital, secondary school and the award winning leisure complex, Aqualibrium. This superb facility which opened in 2006 has a 25 metre swimming pool, fitness suite, relaxation suite, child care facility also a library, cafe and conference facilities.

From Campbeltown Airport there are twice daily weekday return flights to Glasgow International Airport.



Description

We are delighted to bring to the market this superb four bedroom semi-detached cottage set in a rural location with views of Mull of Kintyre. It is in truly exceptional condition and has been maintained and upgraded to an exacting standard by its current owners, who have created a fabulous family home, which is both flexible and adaptable. Once inside, discerning purchasers will be greeted with a first class specification and be able to enjoy partial sea views from its prominent position. The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments with a number of contemporary features. The property sits within level landscaped gardens, which have been designed for ease of maintenance and to also enjoy the wonderful views.







This provides a private and safe environment for children. The property can be accessed via a shared private courtyard with allocated parking spaces for two vehicles. In more detail: The front elevation of the property belies the accommodation internally, which comprises: Welcoming reception hallway with access to all rooms on the ground level. The immediately impressive formal lounge, with views of the North Channel, has floods of natural light. The fully fitted kitchen has a range of fitted floor and wall units with feature display cabinets and an integrated double oven, hob and extractor hood. The current owners have a large dining table situated in the middle of the kitchen which is sure to be popular for grabbing a quick coffee or just chilling with the Sunday papers. The large storage cupboard in the kitchen is ideal for the ironing board and the washing basket!





Also situated on the ground floor level are three double bedrooms, all with built in wardrobes, but also have space for additional free-standing furniture if required. The master bedroom, situated on the ground floor, has an ensuite with a walk in shower. A contemporary family bathroom completes the impressive ground floor accommodation. The upper level of the cottage is an open plan area with velux windows. Part of this area is currently being used as a dining area and a seperate office space. A further ensuite bedroom is on this level, it boasts a three-piece contemporary bathroom suite, providing the perfect ambience in which to unwind. This property is not short of a cupboard or two, with storage situated on this level.





The high specifications of this family home also include double glazing and oil central heating.

The good-sized and mature gardens will be a huge benefit to families or to those who simply enjoy outdoor living and is a great spot to spend a lazy summer's day, whilst enjoying the pleasant backdrop of the beautiful countryside.

Extras

All light fixtures and fittings, all floor coverings, larger fridge and washing machine included.

Approximate Dimensions

(Taken from widest point)

Lounge	7.83m (25'8") x 6.14m (20'2")
Dining Kitchen	6.14m (20'2") x 5.15m (16'11")
Dining Area and Study	6.78m (22'3") x 5.13m (16'10")
Bedroom 1	4.98m (16'4") x 4.69m (15'4")
En-suite Shower Room	2.82m (9'3") x 1.54m (5'1")
Bedroom 2	4.90m (16'1") x 3.09m (10'2")
Bedroom 3	4.90m (16'1") x 2.98m (9'9")
Bedroom 4	5.66m (18'7") x 5.13m (16'10")
En-suite Bathroom	5.13m (16'10") x 2.84m (9'4")
Bathroom	2.82m (9'3") x 1.98m (6'6")
Storage Space	5.13m (16'10") x 4.81m (15'9")





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Part Exchange - If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

Doing Things Differently!

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.