

**8 Pipers Road, Cairnbaan, PA31 8UF**



## **IMPRESSIVE 3 BED DETACHED BUNGALOW LOCATED WITHIN THE RESIDENTIAL AREA OF CAIRNBAAN**

- Bright Livingroom with space for dining table
- Spacious kitchen with back door leading to patio
- 3 generous sized bedrooms
- Family shower room and a separate WC
- Garden grounds surrounding the property
- Area of timber decking
- Off street parking for up to 3 cars
- A short drive from Lochgilphead

## Location

The village of Cairnbaan is situated on the Crinan Canal, in Argyll and Bute. The nearest town is Lochgilphead which is a 5-minute drive from the village and hosts a variety of local amenities such as express supermarkets, restaurants, cafes, hotel, post office and a medical centre. Schooling can be found at Lochgilphead Primary School and Lochgilphead Joint Campus. The town is accessible by road and bus, with the A83 and A816 being the main routes. There is a good bus service to Glasgow and Oban. This beautiful area has many lovely walks and is a short drive from Kilmartin Glen and Museum.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department.

Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

