

# LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS  
& ESTATE AGENTS

## LEPHENSTRATH COTTAGE SOUTHEND, CAMPBELTOWN



*Attractive three apartment  
semi-detached cottage  
occupying a pleasant rural site  
all having been completely refurbished*

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX  
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**Proprietor:**

Mr & Mrs W McLean  
 Lephenstrath Farm  
 Southend  
 Campbeltown

**Solicitors:**

C & D Mactaggart  
 Castlehill  
 Campbeltown PA28 6AR  
 Tel: 01586 552317

**Selling Agents:**

Lawrie & Symington Limited  
 Lanark Agricultural Centre  
 Muirglen  
 Lanark ML11 9AX  
 Tel: 01555 662281

**Directions:**

From Campbeltown take the B843 signposted Machrihanish and Southend. Continue for one mile to the Village of Stewarton at which take left on to the B842 signposted Southend. Continue for six and a half miles taking the right fork signposted Mull of Kintyre. Continue for two miles then turn right for Mull of Kintyre Lighthouse. The cottage is then first on your right.

**Situation:**

The cottage is situated approximately ten miles South of Campbeltown, all within the Parish of Southend, District of Argyll & Bute. The cottage is nestled on the bank of the Breackerie Water at the foot of Glen Breacherie.

Campbeltown provides a large range of services including medical, banking, commercial and recreational, along with a range of High Street shops. Secondary education is provided in Campbeltown with Primary education provided at Southend. Campbeltown is

served by a bus service to Glasgow, a seasonal ferry service to Ardrossan and an air link from Machrihanish to Glasgow.

**Cottage:**

Semi-detached stone built cottage with slated roof and roughcast finish and providing the following accommodation.

**Accommodation:****Hall:**

Dimplex electric heater.

**Living Room (15'6" x 14'7"):**

Wood burning stove, storage cupboard, Dimplex electric heater, two windows with different outlooks.

**Bedroom (13'3" x 9'1"):**

Dimplex electric heater.

**Bedroom (11'10" x 10'10"):**

Dimplex electric heater.

**Kitchen (18'3" x 7'2"):**

Base and wall mounted kitchen units, stainless steel sink unit, Lamona electric oven and hob, integrated fridge, freezer and dishwasher, tiled floor with underfloor heating.

**Bathroom (9'8" x 5'3"):**

Wash hand basin, bath, wc, corner shower unit, Dimplex electric heater.

**Fittings:**

Further fittings include double glazing throughout.

**Garden:**

Enclosed garden to rear comprising lawn, with concrete driveway to side and rear.

**Water:**

Private spring supply.

**Drainage:**

To septic tank.

**Power:**

Mains electricity.

**Council Tax:**

The cottage is Band C.

**Entry:**

Early entry on a date to be mutually agreed.

**Title Deeds:**

The Title Deeds may be inspected at the offices of C & D Mactaggart, Castlehill, Campbeltown.

**Inspection:**

Inspection of the subjects is strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

**Offers:**

All interested parties should notify their interest with the Sole Selling Agents, Lawrie & Symington Limited, so that they may be notified of a closing date for offers. Tel: 01555 662281.

**Deposit:**

The purchaser shall within five days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at date of entry.

**Note:**

The seller is not bound to accept the highest or any offer.

The foregoing particulars whilst believed to be correct are in no way guaranteed and offerers shall be held to have satisfied themselves in all respects.

Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at Law.



