



**Corrigan  
Black**  
Solicitors

To view, contact us on:  
t: 01369 702941 • f: 01369 704304  
or email: [info@corriganblack.com](mailto:info@corriganblack.com)

[www.corriganblack.com](http://www.corriganblack.com)



## 4 Charles Terrace

Kames, TIGHNABRUAICH, PA21 2AA

Offers Over  
**£85,000**

# 4 Charles Terrace

Corrigall Black proudly present to the market this wonderful project semi-detached property situated in a quiet cul de sac in the tranquil, sought-after village of Kames. The property benefits from superb, substantial outdoor space and comprises kitchen, lounge, two double bedrooms, bathroom, and useful storage options. Brimming with potential, after refurbishment, this property will be a beautiful home that will appeal to a variety of purchasers. We strongly encourage early viewing to avoid disappointment and to fully appreciate the location and all the potential this property offers.

## Location

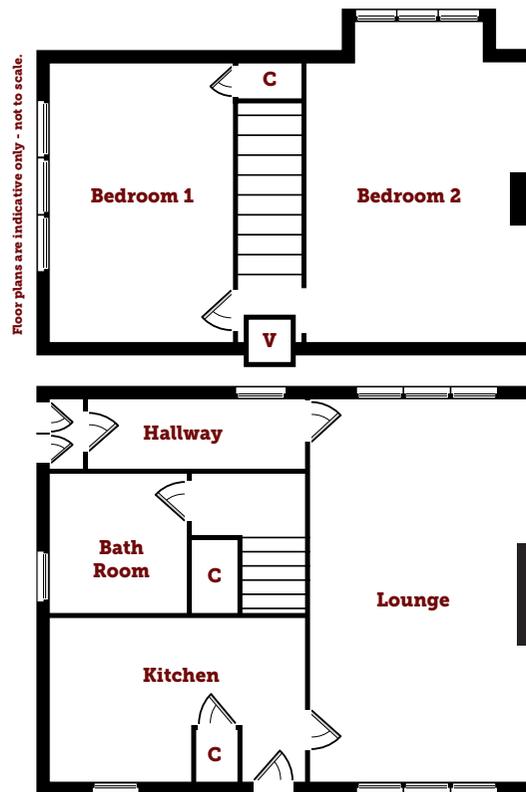
Kames is a small, picturesque village on the West Coast of Scotland. Part of Argyll's "Secret Coast" the local area is perfect for exploring the outdoors and is enjoyed by many outdoor enthusiasts, with great access to amazing sailing and kayaking locations, walking trails and hills, fishing and wildlife spotting. The whole area is truly an area of outstanding natural beauty with unforgettable sunsets and breathtaking views. Kames has several thriving small businesses including The Kames hotel, a popular venue with restaurant and bar. Tighnabruaich village has a wonderful variety of unique shops, cafes, an art gallery, sailing school and golf course, while the pier enjoys regular summer visits from the Waverley, the last seagoing passenger carrying paddle steamer in the world.

## Property Features

- DEVELOPMENT OPPORTUNITY
- SOUGHT AFTER LOCATION
- GARDEN GROUNDS
- DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- SEMI DETACHED HOUSE
- QUICK ENTRY AVAILABLE

## Measurements

Hall	3.03 m X 1 m / 9'11" X 3'3" A.W.P
Lounge	5.45 m X 3.03 m / 17'11" X 9'11" A.W.P
Kitchen	3.58 m X 3.4 m / 11'9" X 11'2" A.W.P
Bedroom 1	4.44 m X 3.06 m / 14'7" X 10'0" A.W.P
Bedroom 2	3.9 m X 2.55 m / 12'10" X 8'4" A.W.P
Bathroom	2.08 m X 1.73 m / 6'10" X 5'8" A.W.P



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

t: 01369 702941 • f: 01369 704304 • email: [info@corrigallblack.com](mailto:info@corrigallblack.com) • [www.corrigallblack.com](http://www.corrigallblack.com)