



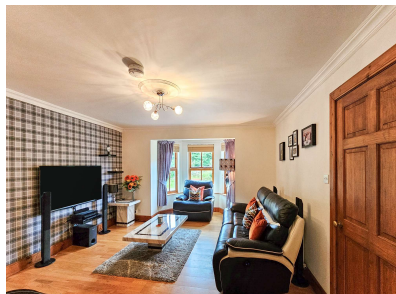
## 3 Bed Semi-Detached House

Offers Over: £199,995

2 Hatchery Houses, Ford, By Lochgilphead, Argyll, PA31 8RH

Inviting family home presented in walk in condition, situated in the semi-rural village of Ford offering countryside views and leisurely walks in the surrounding area. Comprising; Lounge, kitchen diner, 3 bedrooms, family bathroom and shower room. The property further benefits from double glazing, oil central heating, private parking for several vehicles, front and rear gardens.

Broadband, 4G and digital television are available.



  
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#### Entrance Hall

Welcoming front entrance with painted steps and black railings leading to the front door. Solid timber entrance door with a glazed insert leads into the hallway. Oak flooring, central heating radiator, pendant lighting, smoke detector, coat hangers, ample room for coats and boots with carpeted stairs to first floor bedrooms and family bathroom.

#### Lounge 5.3m x 4.0m

Large family room with a beautiful bay window to the front providing lots of natural light into the room. Oak flooring, feature pendant light, TV point, smoke detector with ample room for freestanding lounge furniture.

#### Kitchen Diner 6.0m x 4.0m

Spacious open plan kitchen diner with matching grey wall and base units and contrasting worktop space. Large breakfast bar creates the focal point in the room and allows seating for several people. 4 zone Hotpoint electric hob, oven and grill, stainless steel sink with tile splashbacks with power and plumbing for additional freestanding white goods. Feature oak flooring, dual central heating radiators, circular ceiling lighting, heat alarm with room for a separate dining table and chairs. There is a side door from the kitchen area to the drying green while the patio doors in the dining area stream lots of natural light into the room and allow direct access to the rear garden.

#### Shower Room 2.3m x 1.9m

White three piece suite, Triton electric shower, shower cubicle and white tile splashbacks, WHB with mixer tap and vanity unit and WC. Wall mirrored cabinet, black tile effect flooring, spotlighting, heated towel rail and extractor fan. Located on the ground floor.

#### First Floor

Carpeted landing with central heating radiator, smoke detector, pendant lighting and large storage cupboard.

#### Bedroom One 2.9m x 2.3m

Currently used as a snug/family room with window view to the rear garden. Carpeted flooring, pendant lighting and central heating radiator with room for freestanding bedroom furniture.

#### Bedroom Two 3.5m x 2.9m

Good size double bedroom with window views to the rear garden and beyond. Inbuilt wardrobe with shelving and clothes rail, carpeted flooring, pendant lighting, central heating radiator and space for additional freestanding furniture.

#### Bedroom Three 3.9m x 3.8m

Large double bedroom, inbuilt wardrobe space with clothes rail and shelving providing handy storage. Carpeted flooring, pendant lighting, TV point, central heating radiator with window views towards the front of the house. Ample room for freestanding bedroom furniture

#### Family Bathroom 2.2m x 2.0m

Three piece suite, bath with hand held shower attachment, tile splashbacks, WHB and WC. Velux window provides lots of natural light making for a bright room, laminate flooring, central heating radiator, pendant lighting, mirrored cabinet and extractor fan.

#### Outside

Well kept and easily maintained gardens. The front garden is mainly laid to gravel and provides private parking for several vehicles. To the rear there is a good size patio area ideal for family BBQs and relaxation to take advantage of those sunny days. Two sheds provide additional storage, while the stepped garden is laid with good quality artificial grass for easy maintenance.

#### Location

The surrounding area makes an ideal base for walking, running and cycling, with many different routes nearby allowing you to explore and enjoy the natural beauty of the area. The village originated as a stopping point on the drover's route to Inveraray. The start of Loch Awe is a great spot for Pike fishing and seeing the wonderful wildlife that is in the local area. Several standing stones are scattered around the area, the three most notable ones being the one in the field next to the guest house, there is also a crannog present and it is clearly visible from the road. The slightly bigger village of Kilmartin is about a 5-minute drive away which has a church, hotel, pub, museum and cafe. Lochgilphead is 8 miles further south of Kilmartin which has bigger amenities such as numerous cafes, pubs, restaurants, hotels, high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more.

#### Thinking of selling or switching agents?

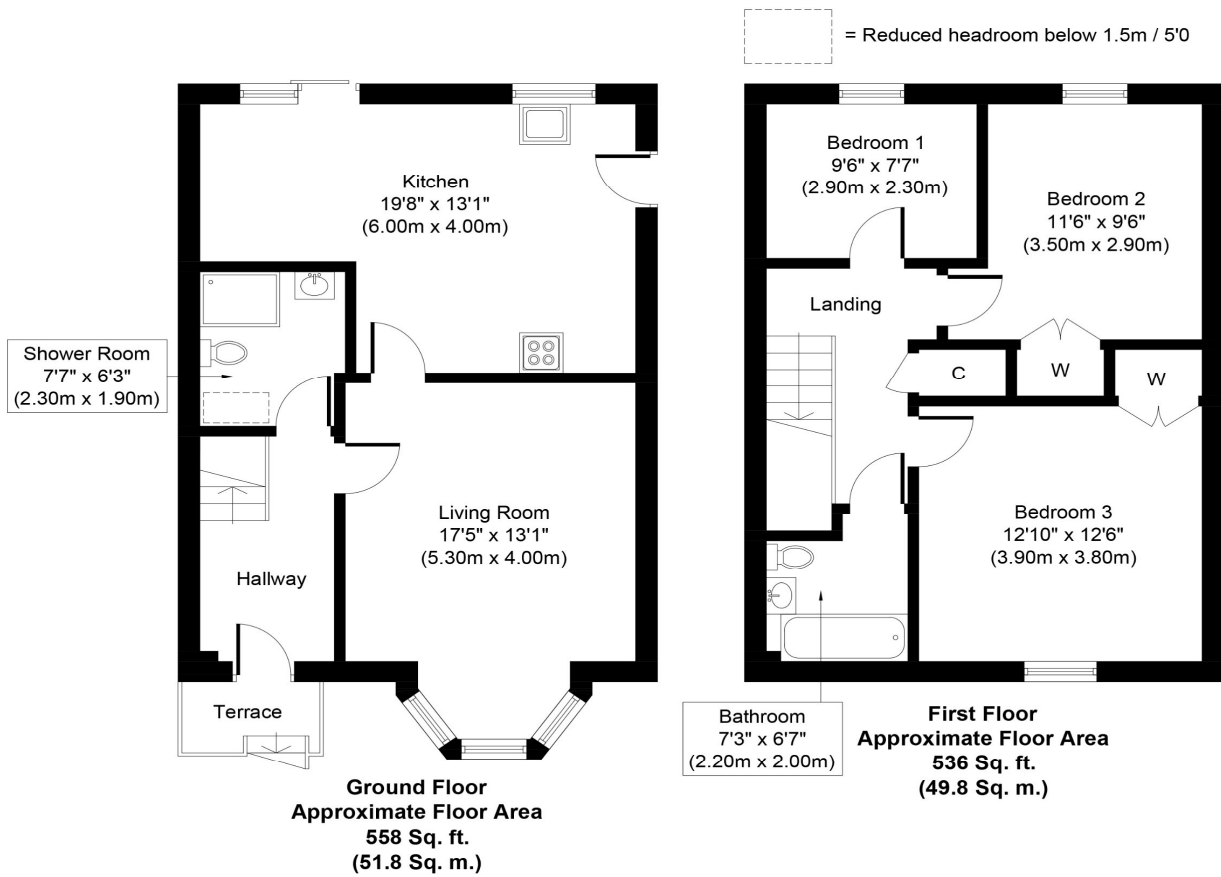
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