



3 Bedroom Detached House

Guide Price: £200,000

1 Meadows Crescent, Lochgilphead, Argyll, PA31 8AG

Well presented, modern and energy efficient family home. Located in a child friendly cul de sac within easy walking distance of the town centre and the Crinan Canal. This well maintained property comprises; Lounge, open plan kitchen/diner with patio doors to the rear garden,, 3 double bedrooms (one with master en suite), utility room, family bathroom and downstairs WC. The property further benefits from a recently installed air source central heating and hot water system, loft storage, private driveway, small garden to the front and good size rear garden with decking and lawn areas . High speed broadband, 4G and digital television are available.




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Entrance

Slabbed pathway and ramp to UVPC entrance door leading to light and bright inner hallway. Handy inbuilt coat/boot storage cupboard with sliding doors. Vinyl flooring, pendant ceiling lighting, socket point, room for hallway furniture, central heating radiator and linked smoke detector. Timber painted stairs with feature patterned front panelling to the first floor bedrooms and family bathroom. Under stair storage cupboard.

Lounge 4.7m x 4.10m

Welcoming and spacious lounge with large south facing picture window streaming lots of natural light into the room. Stylish feature wall paper to the feature wall, two central heating radiators, pendant lighting, vinyl flooring matching the hall. Wall mounted TV point, plenty double socket points and ample space for lounge furniture.

Kitchen/diner 6.20m x 3.5m

This impressive space has been well thought out ideal for family life and entertaining guests. Recently installed contemporary hand painted Wren kitchen (Milano range) with matching base and wall units finished in castle rock colour. Italian concrete effect worktops with laminate finish. Feature under cabinet lighting with tasteful rose gold trims. The main feature in the room is a superb kitchen island with industrial style pendant lighting above. Inbuilt storage including recycling point, 4 zone induction hob as the centre piece. Ample space for seating at the island. In built oven/grill and extractor fan. Inbuilt fridge, freezer and Bosch dishwasher. Sunken stainless steel sink with swan neck tap and dual lever options. Vinyl flooring, spotlight ceiling lighting, central heating radiators, access to the rear garden and decking area through double glazed French doors. The dining area is currently used as a cosy snug with TV point, feature brick wall paper covering and ample room for dining furniture if desired.

WC 1.3m x 1.1m

Recent modern white two piece suite with WC, WHB unit with mixer tap, tile splashback and inbuilt storage drawers, vinyl flooring, central heating radiator, spot ceiling lighting and opaque window to side.

Utility room 2.0m x 2.0m

Accessed from the inner hallway with access to the side of property through UVPC door. Linoleum flooring, central heating radiator, pendant lighting. Handy shelving, matching wall and base units, worktop space, coat hanging. Space and plumbing for white goods, extractor fan.

First floor

Timber painted staircase with single banister to first floor landing. Pendant lighting, carpeted flooring, loft hatch access and central heating radiator.

Bedroom one 3.5m x 3.0m

Good sized double bedroom with window views to the enclosed rear garden. Currently utilised as a home office/guest bedroom. Carpeted flooring, central heating radiator, pendant lighting and socket points.

Bedroom two 4.70m x 4.10m (master)

Master bedroom with en suite facilities, mirrored double inbuilt wardrobe providing good storage with shelving and clothes rail. Pendant lighting, central heating radiator, carpeted flooring, window views to the front with ample space for bedroom furniture. Access to en suite.

En suite 1.51m x 1.43m

White three piece suite recently installed with modern design features. WC, WHB with inbuilt storage below. Thermostatic shower with rain head and handheld mixer set within quadrant enclosure. Respatex tile effect walls and matching laminate flooring. Spotlighting on white panelled ceiling, heated towel rail and toilet roll holder.

Family bathroom 2.2m x 1.50m

Three piece suite, bath with attachment for shower mixer tap, glass shower screen, tiled walls and splashbacks with complimentary mosaic style tiling at dado height, WC and WHB. Linoleum flooring, extractor fan, heated towel rail and double opaque window to front.

Bedroom three 3.50m x 2.90m

Good sized double bedroom with window views to the enclosed rear garden. Mirrored in built wardrobes with plenty shelving and hanging space, central heating radiator, pendant lighting and socket points.

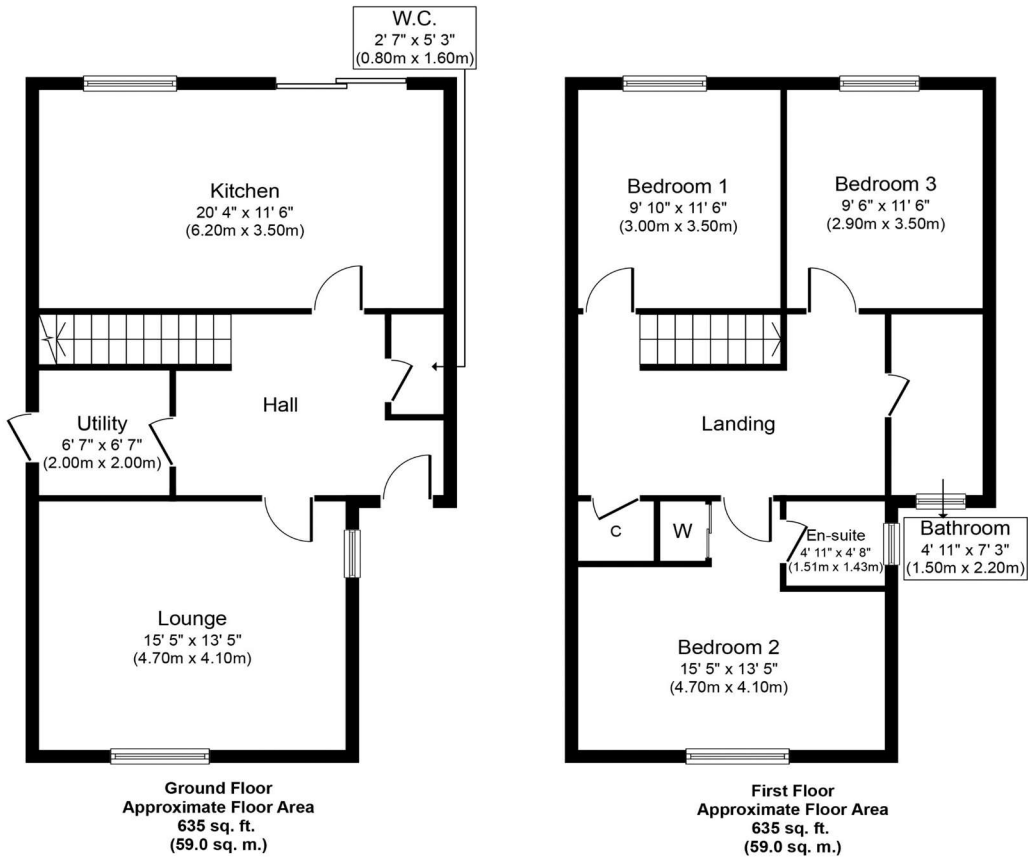
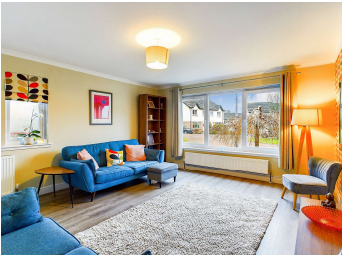
Outdoor space

Private driveway. Front garden with small lawn area and mature planting. Good size rear gardens are mainly laid to lawn with stone pathways for easy maintenance while the large decking area to the rear is ideal for those summer nights relaxing with family and friends. The rear garden is bounded by a wooden fence providing some additional privacy and a timber shed for storage.

Location

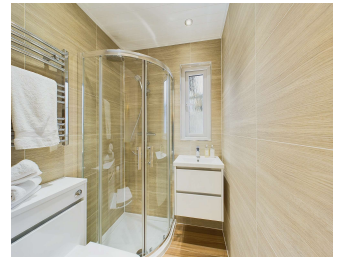
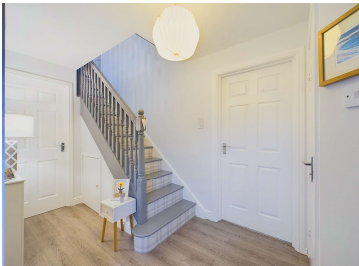
Lochgilthead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town.

Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumblin' Tum. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilthead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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