



2 Bedroom Semi Detached

Guide Price: £160,000

16 Meadows Road, Lochgilphead, Argyll, PA31 8AF

Modern and well presented family home located in a child friendly cul de sac, within easy walking distance of the town centre and all its amenities. This seldom available property with air source central heating, ample parking and easily maintained garden comprises; Lounge, breakfasting kitchen, 2 double bedrooms, family bathroom and WC. The property further benefits from double glazing, private driveway, front garden mainly laid to gravel, rear gardens with fencing, gated access, timber shed and patio area.

High speed broadband, 4G and digital television are available.




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Entrance

Slabbed pathway to side the entrance door with opaque glass insert leading to inner hallway, laminate effect vinyl flooring, pendant lighting, central heating radiator, window view to side and linked smoke detector. Carpeted stairs to the first floor bedrooms and bathroom.

Lounge 4.92m x 3.27m

Good size lounge with large picture windows streaming lots of natural light into the room and offering views to the front. Large cupboard under the stairs housing heating and hot water system with plenty space for household storage items, central heating radiator, carpeted flooring, fitted blinds, dual pendant dimmer lighting, socket points, tv points, thermostat controls, ample space for freestanding lounge furniture.

Kitchen 3.57m x 2.59m

Breakfasting kitchen offering space for a table and chairs. Matching sage coloured shaker style base and wall units with oak effect worktops, inbuilt Lamona 4 zone electric hob with grey glass splashback, inbuilt Lamona oven and grill and extractor fan. Stainless steel sink with single taps, space and plumbing for white goods. Laminate effect vinyl flooring, pendant lighting, central heating radiator, window views to the rear garden with patio area.

WC 1.40m x 1.21m

Located off the entrance hall. White two piece suite with WC, WHB, feature tiled splashback and inbuilt vanity storage below, vinyl flooring, central heating radiator, pendant lighting and opaque window to rear.

First floor

Carpeted staircase with single banister to first floor landing. Pendant lighting, loft hatch access and central heating radiator. Storage cupboard ideal for linen.

Bedroom one 4.23m x 2.62m

Large double bedroom with window views to the rear. Mirrored inbuilt triple wardrobes with shelving and clothes rail providing ample storage space. Carpeted flooring, fitted blinds, central heating radiator and feature pendant lighting, socket points and ample room for freestanding furniture.

Bedroom two 3.30m x 3.14m

Good size double bedroom, double inbuilt mirrored wardrobes providing good storage with shelving and clothes rail. Pendant lighting, central heating radiator, laminate effect vinyl flooring, window views to the front, fitted blinds, socket points and ample space for bedroom furniture.

Bathroom 2.18m x 1.71m

Contemporary three piece suite, thermostatic walk in shower with glass enclosure, dusty pink tiled splashbacks, WC and WHB with waterfall effect mixer tap and vanity storage below, tiled splashbacks, vinyl flooring, spotlighting, extractor fan, wall mirror and shelving, extractor fan, heated towel rail and opaque window.

Outdoor space

Large driveway with private parking available for several vehicles to the side. Front and rear gardens are mainly laid to stones for easy maintenance while the slabbed patio area to the rear is ideal for those summer nights relaxing with family and friends. Raised rockery area to rear with surrounding annual flowering shrubs and perennials. The rear garden is bounded by a wooden fence providing some additional privacy. Timber shed with power and light, washing line and outside tap.

Location

Lochgilphead 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.

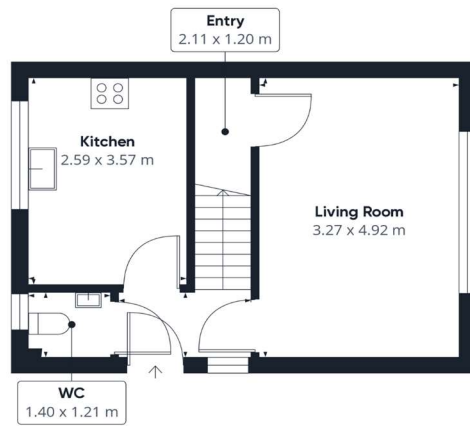
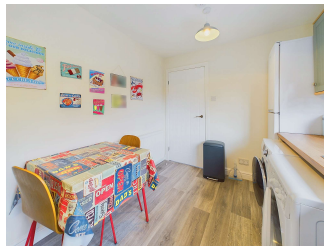
Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumblin' Tum. Within a 20-mile radius of the property are marinas at Craobh Haven, 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 Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

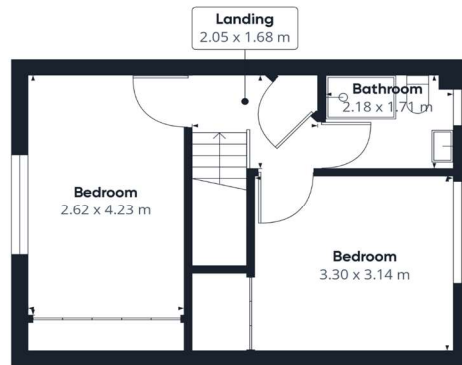
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Floor 0



Floor 1

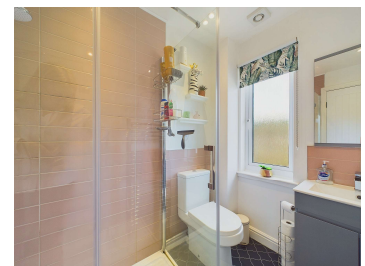


Approximate total area⁽¹⁾
65.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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