



2 Bed Semi Detached House

Guide Price: £125,000

5 Cnoc Mor Place, Lochgilphead, Argyll, PA31 8AH

Modern family home located in a quiet residential area on the outskirts of Lochgilphead. Local amenities and the Crinan Canal are nearby. Comprising; Lounge, kitchen/diner, 2 double bedrooms, family bathroom and WC. The property further benefits from off-peak electric heating, double glazing, private driveway, children's play area close by, overflow parking, private front and rear gardens. Highspeed broadband, 4G and digital television are available.




ARGYLL
Estate Agents

Entrance

Entrance hall with laminate flooring, coating hanging space, pendant lighting and carpeted stairs to the first floor landing. Lounge entrance door on the left.

Lounge 3.9m x 3.7m

Light and bright room with ample space for freestanding lounge furniture. Window views to the front, off peak storage heater, under stair storage, carpeted flooring, pendant lighting, socket points, tv and phone points.

Kitchen/diner 4.7m x 2.8m

Fresh and modern kitchen with space for freestanding dining furniture. Matching wall and base units, space and plumbing for white goods, tiled splashbacks, pendant lighting, off peak heater, tile effect vinyl flooring. Utility area with worktop space beside the WC. Window views and access to the rear.

WC 1.6m x 0.8m

Located off the kitchen. White two piece suite, WC, WHB, vinyl flooring and extractor fan.

First Floor

Top landing with laminate flooring, loft hatch access, pendant lighting and smoke detector.

Bedroom one 3.3m x 2.7m

Double bedroom with decorative wall panelling. Ample space for bedroom furniture, panel heater, double inbuilt wardrobes with mirrored sliding doors, socket points, pendant lighting, carpeted flooring, tv point and window views to the rear garden.

Bedroom two 3.7m x 2.7m

Double bedroom with ample space for freestanding bedroom furniture, partial countryside views to the front, inbuilt storage cupboard over the stairs, carpeted flooring, panel heater and pendant lighting.

Bathroom 1.8m x 1.8m

White three piece suite with shower and contemporary screen over the bath, WC, WHB, wall hung vanity unit, panel heater, vinyl flooring, tiled splashbacks and extractor fan.

Outdoor space

The front garden is laid to a small lawn and a private driveway for 2 cars. The rear garden has a lawned green, a slabbed patio, gravel paths and BBQ area, whirlygig and a garden shed.

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, Café 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 Rumbly 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 remain at nearby Kilmartin. The countryside around

Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

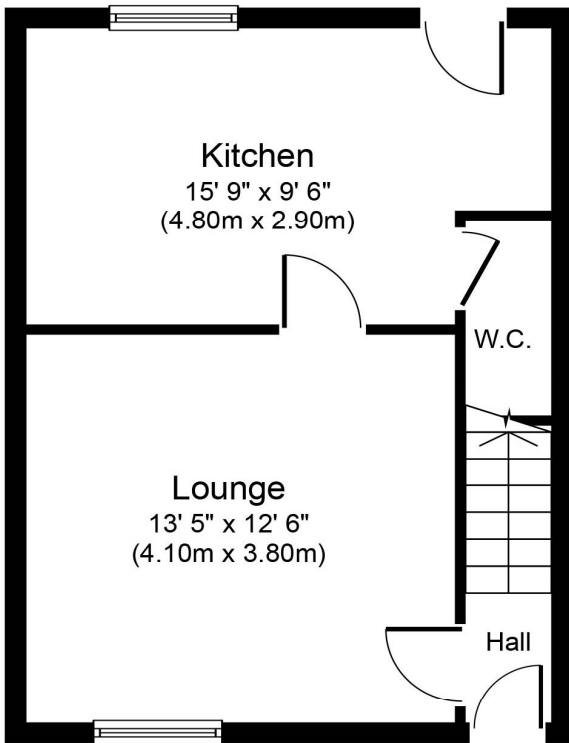
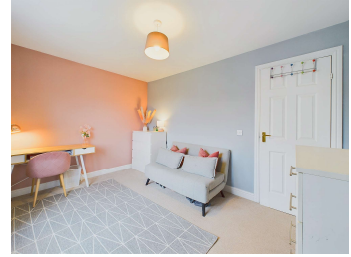
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

Thinking of selling or switching agents?

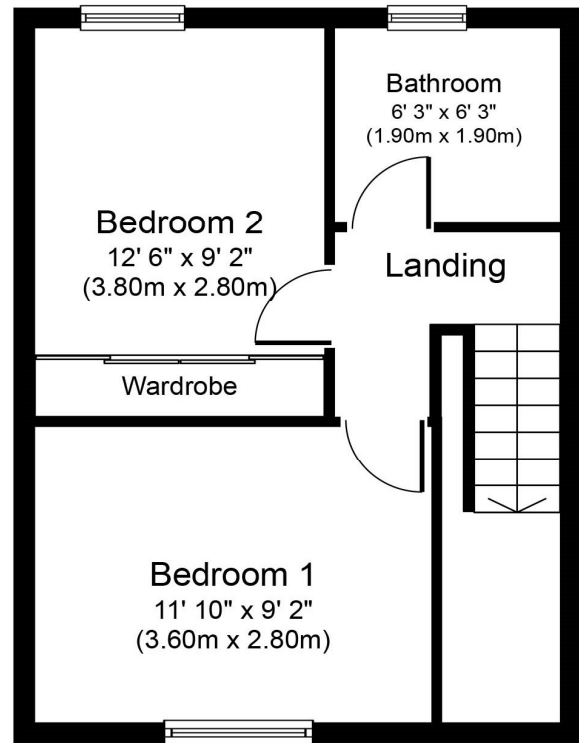
Call now to find out more about the best deal in your area.

Lochgilphead office 01546 607045 or Oban office 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.

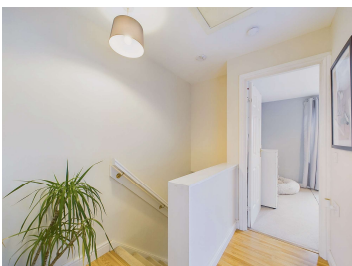


Ground Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)



First Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

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. 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.
Copyright V360 Ltd 2019 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents