

## 2 Bedroom Apartment

Guide Price: £135,000

Primrose Bank, West Bank Road, Ardrishaig, Argyll, PA30 8HG

Traditional stone built ground floor apartment set on the banks of the Crinan Canal with wonderful views across Loch Fyne. This rarely available property is a short walk to the local primary school, shops and cafes. Comprising; Lounge/diner, recently installed breakfasting kitchen, utility/porch, 2 double bedrooms and a family bathroom. The property further benefits from recent internal insulation upgrades, traditional features, high ceilings, oil central heating, double glazing, private front and rear doors, off road private parking for multiple vehicles or boat storage beside the Crinan Canal, private gardens, timber garden shed, greenhouse and loch facing patio and bbq area. High speed broadband, 4G and digital television are available.



  
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#### Entrance

Red timber storm door to entrance porch with pendant lighting, coat hanging and boot storage facilities. Glazed internal door leading to inner hallway with mosaic tile effect vinyl flooring, central heating radiator, pendant lighting, wall panelling to dado height and linked smoke detector.

#### Lounge/Diner 4.28m x 4.06m

Bright and spacious room with large picture window views to the Crinan Canal and Loch Fyne. High ceilings, feature cornicing and panelling. Oak effect laminate flooring, vertical central heating radiator, alcove shelving, pendant lighting with feature rose, fire opening display area and TV point. Ample space for lounge/dining furniture.

#### Kitchen 3.60m x 3.40m

Recently installed breakfasting kitchen with ample space for table & chairs. Ivory shaker style wall and base units with under unit lighting and oak worktops, white metro tile splashbacks. Integrated mid height electric oven and grill, halogen hob with contemporary design glass splashback and extractor hood above. Various storage options including spice rack drawers. Stainless steel 1 ½ bowl sink with mixer tap. Integrated under counter fridge, corner shelving and vertical panel central heating radiator. Spot lighting, smoke and heat detector, USB socket points, grey oak effect vinyl flooring and painted tongue and groove ceiling. Window views to the rear and timber door with cat flap to the utility/porch area.

#### Utility/Porch 2.33m x 1.62m

Located off the kitchen giving access to gardens and rear parking space. White tongue and groove wall and base units with space and plumbing for white goods, worktop space, white metro tiled splashbacks, exposed brick walls, window view to rear, concrete flooring, pendant lighting, coat hanging and boot storage, exterior door with cat flap to covered rear entrance porch.

#### Bedroom one 4.31m x 4.09m

Large double bedroom with stunning views to the front of the property across the Crinan Canal to the Loch Fyne. Picture window with traditional panelling surrounds and fitted roller blind. Ample space for freestanding bedroom and home office furniture if required. Carpeted flooring, central heating radiator, double sockets with USB points, pendant lighting with traditional rose and cornicing.

#### Bedroom two 3.63m x 3.40m

Good sized double bedroom with window views to the side. Pendant lighting, carpeted flooring, central heating radiator, socket points with USB and ample space for freestanding bedroom furniture.

#### Bathroom 3.10m x 2.45m

Well appointed four piece family bathroom. Bath with wood panelling, electric shower and curtain rail above, large walk in shower enclosure with sliding door and thermostatic shower. WHB and WC. Stone effect aqua click bathroom flooring, marble effect tiles to splashback areas, grey panel heated towel rail, spot lighting, full height vanity unit, tongue and groove ceiling, opaque window to rear with integrated extractor fan and roller blind.

#### Outside

Front garden mainly laid to gravel with various rock borders, bedding areas and willow archway with steps leading down to front parking area for multiple vehicles or boat storage. South facing slabbed BBQ/patio area overlooking the Loch and Crinan Canal with ample space for outdoor seating. Climbing plant pergola and trellises welcome you to the side garden mainly laid to lawn with stepping stone pathways. Large timber shed, greenhouse and useable metal store. Communal area to the rear with stone wall boundary, mature foliage borders. Mainly laid to gravel with slabbed steps and timber handrail leading to a further parking space close to local primary school.

#### Location

The property is located on the banks of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, the Rumbly Tum cafe and many more. Ardrishaig also has tennis courts, bowling green, local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water ideal for walking and cycling. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has sports facilities, a supermarket, a good range of local shops, restaurants, a local hospital, dentist and vets. Ferry services to the isles of Islay, Arran, Jura and Gigha are all within easy reach.

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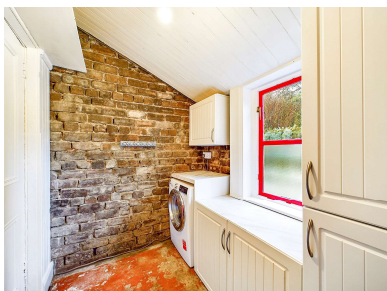
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Approximate total area<sup>1)</sup>  
83.44 m<sup>2</sup>

(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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