



## 4 Bed Ground Floor Apartment

Fixed Price: £149,950

Lower Erskine, Manse Brae, Lochgilphead, Argyll, PA31 8QZ

Fantastic renovation and investment property with spacious rooms, flexible layout and good size easily maintained gardens. Ideally situated in a desirable central location in Lochgilphead with partial views towards Loch Fyne and just minutes walk from all local amenities. This lower conversion apartment is all on one level and with a layout of lounge, open plan kitchen/diner with patio doors to the rear garden, 4 double bedrooms and a family bathroom. The property further benefits from a Rayburn fire, an open fire, double glazing, front, side and rear gardens with gravel drying green, patio seating area, ample inbuilt storage space throughout. There is on street resident parking to the front and a garage that is in need of repair in the adjoining property's garden area with gated access rights. The property requires renovation as reflected in the surveyors valuation reflecting current condition. Once works are completed this would make a wonderful family home with ample living space and a great location. High speed broadband, 4G and digital television are available. EPC E47 - Council tax band E



  
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Entrance Porch 1.52m x 1.50m / Hallway 4.65m x 1.49m

UVPC entrance door to porch with rubber tiled flooring, flush ceiling light and space for coat hooks. Hallway has laminate flooring, feature wall lighting, smoke detector and socket points.

Lounge 5.14m x 4.05m

Light and bright room with decorative cornicing and plenty of space for freestanding lounge furniture. Painted wooden flooring, large window views to the front with partial loch view, feature pendant lighting, Rayburn fire with brick surround, timber mantle and tiled hearth.

Hallway 2.98m x 1.07m

Laminate flooring, inbuilt storage cupboard and pendant lighting.

Kitchen/Diner 6.34m x 4.41m

Country style kitchen with glazed patio doors to rear garden and seating areas. Matching wall and base units with various storage options throughout including glazed display cabinet and wine rack. Plenty of worktop space, composite sink with mixer tap, laminate and vinyl flooring, strip lighting and ample socket points. Dining area has room for large table and chairs, two walk-in storage cupboards, a large pantry cupboard with sliding doors and further cupboard housing hot water tank.

Bedroom One 3.78m x 3.38m

Double bedroom with window views to the front. Space for freestanding furniture, inbuilt wardrobe, socket points, pendant lighting and painted wooden flooring.

Bedroom Two 4.71m x 4.22m

Spacious double bedroom with window views to the front. Space for freestanding furniture, two double inbuilt wardrobes with sliding mirrored doors, socket points, feature wall lighting and painted wooden flooring.

Bedroom Three 3.52m x 3.46m

Double bedroom with window views to the rear. Space for freestanding furniture, inbuilt wardrobe, socket points, pendant lighting and laminate flooring.

Bedroom Four 4.78m x 4.59m

Double bedroom with window views to the front and an open fire with tiled hearth. Space for freestanding furniture, inbuilt wardrobe, socket points, feature wall lighting and painted wooden flooring.

Bathroom 2.31m x 2.30m

Three piece suite with electric shower enclosure, WC, WHB with countertop and vanity storage. Vinyl flooring, opaque window to rear, tiled splashbacks, extractor fan and feature ceiling light.

Outdoor space

Good size, easily maintained, enclosed grounds with slabbed pathways and stone chipped areas to the front, side and rear. Numerous vantage points for seating, BBQ's and outdoor activities. To the rear steps lead to an elevated stone chipped space with drying green poles.

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 Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese takeaway and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumblin' Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

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.

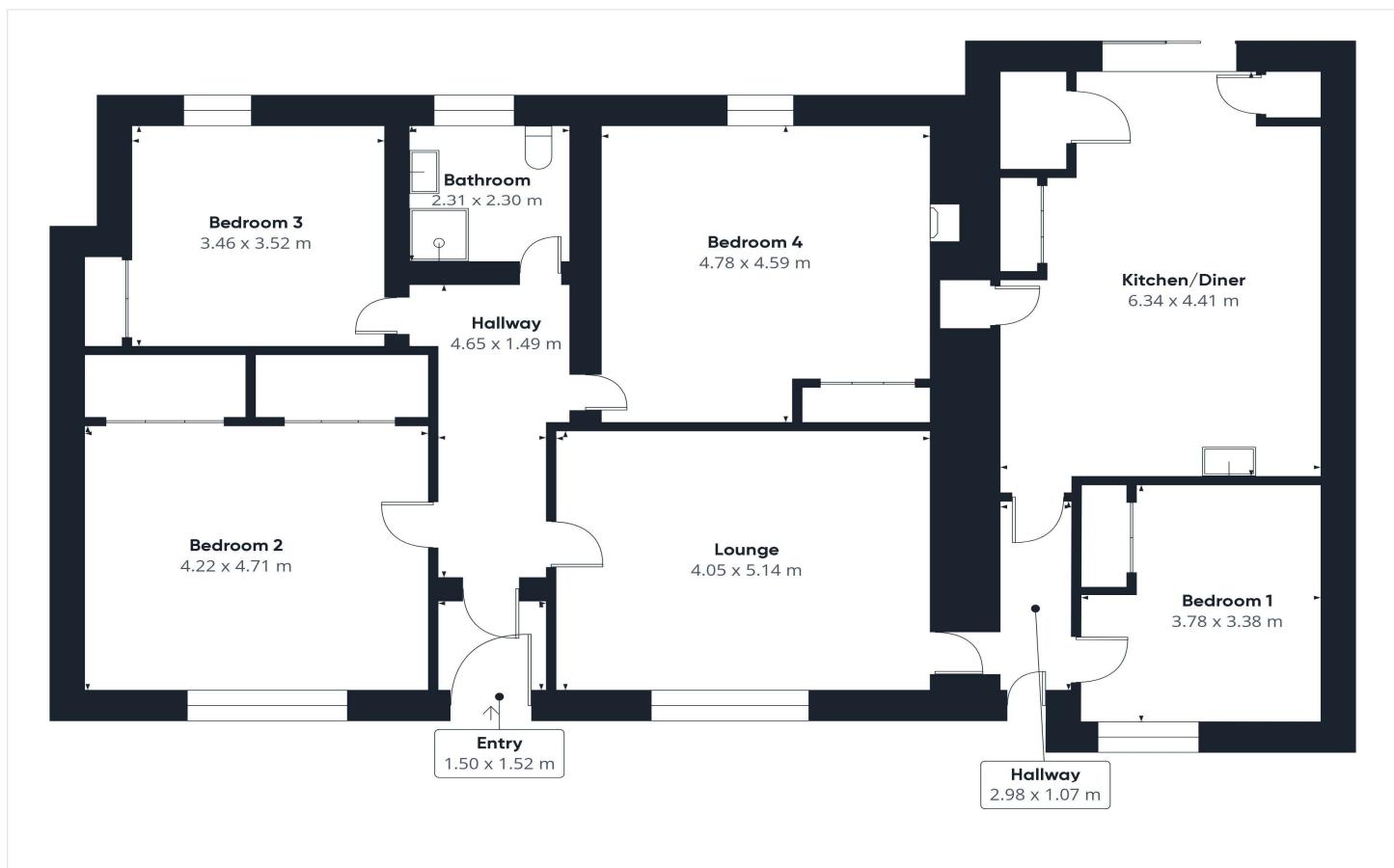
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

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Lochgilphead area 01546 607045 or Oban area 01631 561130

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#### Head Office:

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