



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




ARGYLL
 Estate Agents

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 take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumbly Tumbly 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, Ardfert 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.

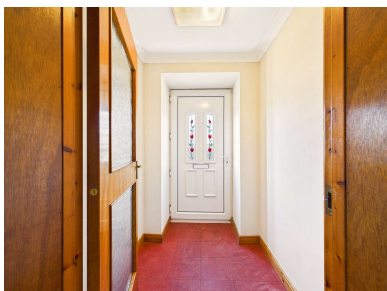
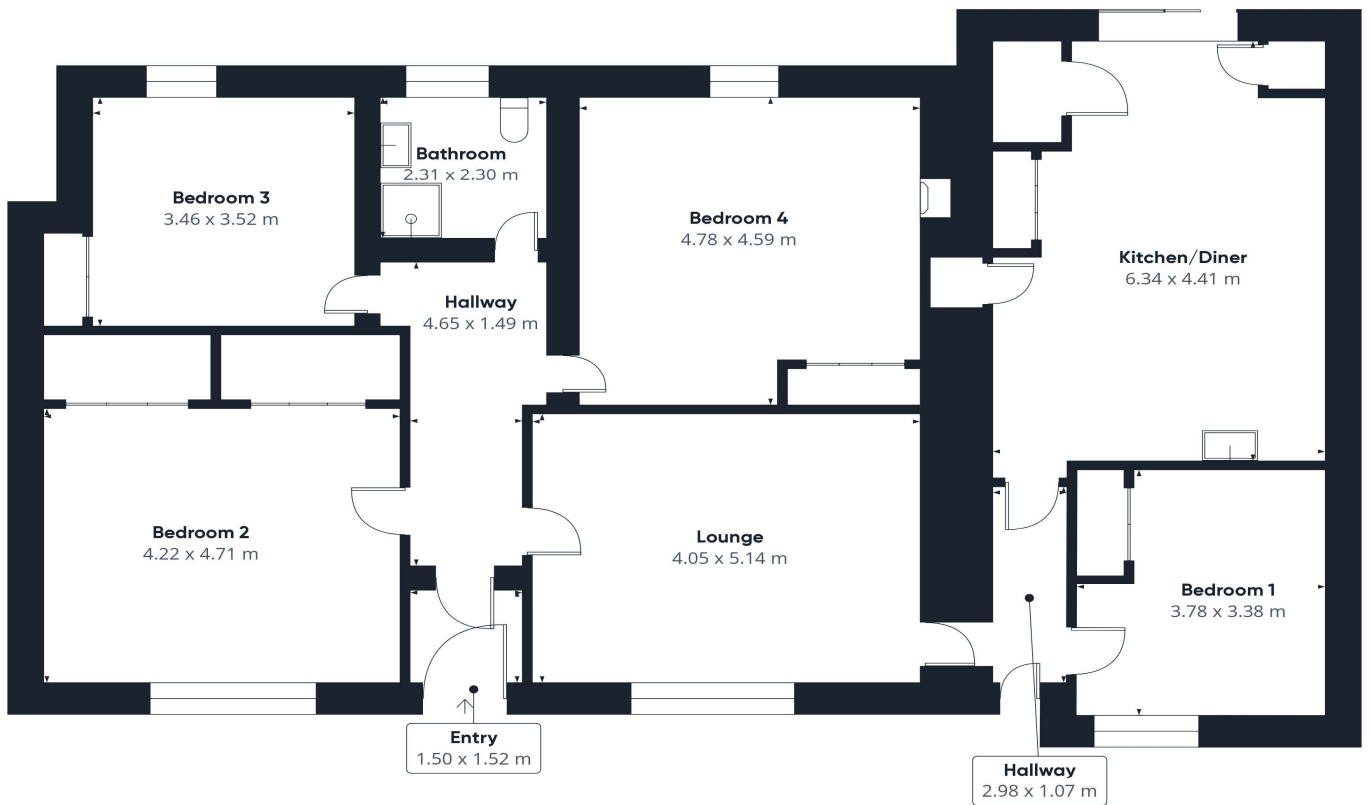
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

Thinking of selling or switching agents?

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

Lochgilphead area 01546 607045 or Oban area 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.



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.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment 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.