



2 Bed Semi-Detached House

Guide Price: £160,000

21 Upper Riochan, Inveraray, Argyll, PA32 8UR

An attractive starter family home that has been recently decorated, with enclosed gardens, set within a prime residential area. Ideally positioned within easy walking distance of the local primary school, as well as a wide range of amenities, shops, and restaurants, the property is perfectly suited to families and those wishing to be close to the heart of the community. The accommodation comprises a kitchen with direct access to the rear garden, a lounge/diner and a ground floor shower room. On the first floor, there are two generously sized double bedrooms. The property offers excellent storage throughout, including a walk-in cupboard complete with power and a telephone point, making it an ideal home office space, as well as a loft, eaves storage and built-in wardrobes. Further benefits include oil-fired central heating, double glazing, and easily maintained gardens to the front and rear. The outdoor space also features two timber sheds and an artificial grass covered decked area, perfect for enjoying barbecues or relaxing outdoors. Resident parking is available in the car park located near the front of the property. The local 9-hole golf course and country walks are adjacent to the property. The charming town of Inveraray sits on the shores of Loch Fyne and benefits from a well-connected bus network, providing regular transport links to Glasgow, Oban, Lochgilphead, and beyond. EPC rating D57 – Council tax band B. Broadband, 4G and digital television are




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Entrance porch 1.65m x 1.19m / Hallway 2.12m x 1.87m

Welcoming porch with timber entrance door, painted cladding to dado height, tile effect vinyl flooring and timber door with glazed inserts to inner hallway. Light and bright hallway with window to front, large storage cupboard, laminate flooring and pendant lighting. Carpeted stairs to first floor accommodation.

Lounge/Diner 5.65m x 2.99m

A generously proportioned family room offering ample space for both lounge and dining furniture. A feature stove-style electric fire, set against striking tartan wallpaper, creates an attractive central focal point. The room is filled with natural light thanks to dual aspect picture windows to the front and rear. Additional features include laminate flooring, twin pendant light fittings, two central heating radiators, socket points and TV point.

Kitchen 3.76m x 2.23m

The kitchen is fitted with matching blue wall and base cabinets, offering a variety of storage options including decorative glazed display units. A stainless steel sink with mixer tap is set within ample worktop space. The room enjoys window views over the rear garden and provides direct access to the rear gardens and decked patio area. There is space and plumbing for white goods, along with additional storage space under the stairs. Further features include a central heating radiator, laminate flooring, tiled splashbacks, ceiling spotlighting and socket points.

Shower Room 1.97m x 1.76m

Modern three-piece suite with quadrant electric shower, WHB with integral vanity storage and countertop, WC with concealed cistern. Opaque window, tile effect vinyl flooring, spotlighting and extractor fan. Heated towel rail, wall mounted mirror, tissue, soap and toothbrush holder.

Landing 1.92m x 1.12m

Carpeted staircase with handrail to first floor landing. Eaves storage, walk in cupboard, pendant light and loft hatch access.

Walk-in Cupboard 2.06m x 1.59m

This room has been utilised as a small study space with phone point and socket point. Carpeted flooring and pendant lighting. Adding a Velux window would enhance this space with potential for a first floor WC or improved study area with natural light, subject to the usual consents.

Bedroom One 4.83m x 2.75m

Generous double bedroom with double inbuilt mirrored wardrobe and walk-in cupboard with shelving. Plenty of room for freestanding bedroom furniture, window views to the front. Carpeted flooring, central heating radiator, pendant lighting and socket points.

Bedroom Two 3.77m x 3.08m

Good-sized double bedroom with plenty of room for freestanding bedroom furniture, window views to the front. Carpeted flooring, central heating radiator, pendant lighting and socket points.

Grounds

Access to the property is via a pathway leading from the nearby resident parking area to the front gate. The front garden is enclosed by a combination of timber fencing and hedging. The garden itself is arranged over two levels, featuring a mix of slabbed pathways and stone-chipped areas, connected by three central steps with a handrail. Mature, annual flowering azaleas add colour and character. The oil boiler is located to the side of the property and the tank in the rear. To the rear, the garden is enclosed by timber fencing with gated access and is predominantly laid with stone chips for ease of maintenance. A raised decked area, covered with artificial grass, provides an ideal space for outdoor seating and relaxation. There is also an outside tap and two garden sheds offering useful additional storage.

Location

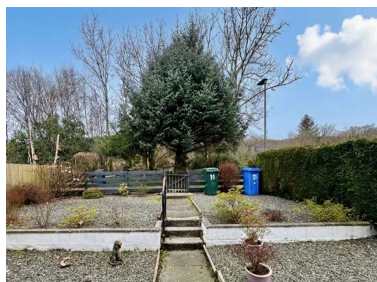
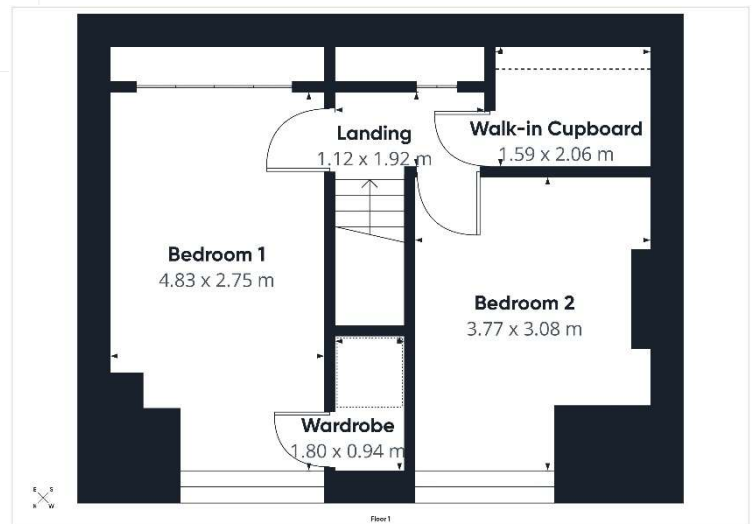
The town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 50 minutes South of Oban and 40 minutes North of Lochgilphead. The property is a 10 minute walk from the old town of Inveraray's thriving main shopping area, restaurants and amenities including a primary school, a post office, Doctors surgery, 9 hole golf course, a variety of independent shops including The Pier Shop, Loch Fyne Whisky shop and The Highland Dog Deli. There are many delightful places to eat and drink including The Inveraray Inn with loch facing beer garden, Brambles Bistro with hidden garden terrace, The Cottage and Ocho.

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