



## 2 Bedroom Terraced

Guide Price: £99,950

20 Dewar Avenue, Lochgilphead, Argyll, PA31 8NR

An ideal starter home perfectly suited to first-time buyers with a new roof, kitchen and recently installed air source heating and water system. Set within a popular residential area within convenient walking distance of the town centre amenities and Joint Campus School. The accommodation comprises a bright dual aspect lounge, a recently installed modern kitchen/diner, two double bedrooms and a family bathroom. Additional benefits include recent electrical upgrades, double glazing, ample storage and useful loft space. Externally, there are easily maintained open garden to the front and an enclosed rear garden with timber shed, whirligig and log store, providing a practical outdoor space. Free resident and on street parking nearby. Highspeed broadband, 4G and digital TV are available. EPC rating D66. Council Tax Band B.



  
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#### Entrance Porch 2.2m x 1.0m

Accessed via a uPVC door with glazed inserts, the porch features timber clad walls, opaque window, central heating radiator and spotlighting. A glazed timber door leads through to the lower landing with laminate flooring giving access to the kitchen/diner and lounge. Carpeted stairs to the first floor.

#### Lounge 5.00m x 3.33m

A spacious room with dual aspect windows to the front and rear garden, allowing for good natural light to flood in. The room offers space for freestanding furniture, finished with neutral grey carpeting, two central heating radiators, TV point and socket points. The former central heating stove has been disconnected and could be reinstated by a qualified engineer.

#### Kitchen/Diner 5.00m x 2.63m

A recently installed contemporary kitchen finished in matt sage green with oak effect worktops and matching splashbacks. The design offers a range of storage options with pull out pantry and integrated bins. Composite sink with swan neck tap, AEG four-zone hob with oven/grill beneath, integrated dishwasher, integrated fridge freezer, space and plumbing for white goods. Under-cabinet and plinth lighting add a premium feel. Window views to the rear, oak effect laminate flooring, a modern feature ceiling light, central heating radiator and socket points. Ample space for dining table and chairs. Access to the rear hallway with large storage cupboard and rear garden,

#### Rear Hallway 1.00m x 0.92m

Accessed from the kitchen, this practical space features a large storage cupboard, pendant lighting and tiled wall coverings. An exterior door leads to the rear garden.

#### First floor

Carpeted staircase with timber balustrade leading to the first floor landing. Window providing natural light, carpeted flooring, central heating radiator and pendant lighting.

#### Bedroom One 4.99m x 2.72m

Good sized double bedroom with dual aspect windows provide excellent natural light, double inbuilt wardrobes offer useful storage. Ample space for freestanding furniture, carpeted flooring, central heating radiator, pendant lighting and socket points.

#### Bedroom Two 3.02m x 2.65m

Double bedroom with space for freestanding furniture. Window views to the front and inbuilt wardrobes offering useful storage. Finished with carpeted flooring, central heating radiator, pendant lighting and socket points.

#### Bathroom 1.88m x 1.70m

White three-piece suite comprising full size bath with overhead mains shower attachment and folding glazed screen, wash hand basin and WC. Finished with tiled splashbacks, vinyl flooring, opaque window, towel holder and central heating radiator.

#### Grounds

Situated within a residential neighbourhood, the property benefits from on-street resident parking. To the front there is a small area of lawn with a selection of shrubs and a pathway leading to the front door. The rear garden is designed for ease of maintenance, featuring a slabbed seating area with steps leading to a larger stone chipped section. Additional features include a log store, an older style shed and a whirligig. The garden is enclosed with fencing to either side and shrubs to the rear boundary, creating a practical and manageable outdoor space.

#### Location

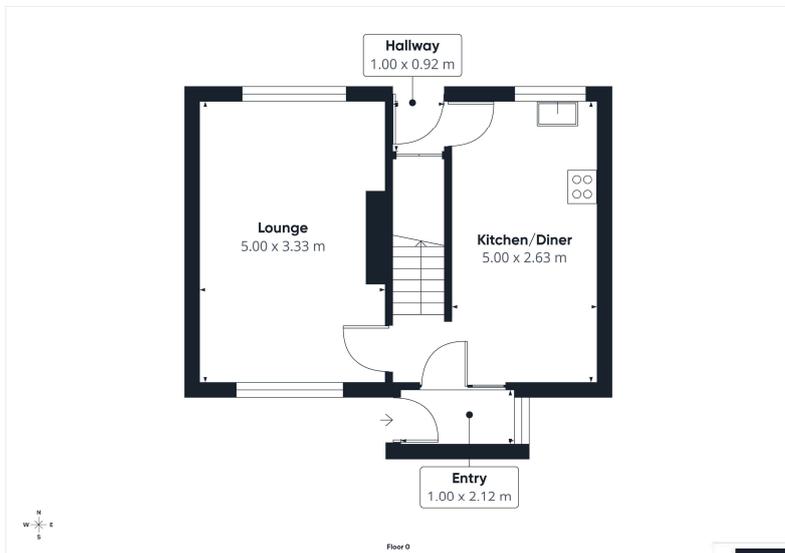
The property is ideally located within a short walk of the local school and the town centre amenities. Lochgilphead provides a Co-op supermarket and Tesco Express along with a range of smaller independent shops catering for many everyday requirements. The town also has a hospital, dentist, vets, garages, banks and both primary and secondary schooling. Leisure facilities include a swimming pool and a variety of sporting activities. The Crinan Canal is only a short walk away, while the surrounding countryside offers excellent opportunities for outdoor pursuits ranging from walking and mountain biking to more challenging activities.

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