



15 Creag Ghlas, Cairnbaan, Argyll
Offers Over £150,000
3 BED SEMI-DETACHED





Features

Home report all 1's

Recently refurbished

New kitchen and bathrooms

Semi rural by the Crinan Canal

Off street parking

Front and rear gardens

Double glazing

Off peak electric heating

Surveyed at Â£155,000

Approx 87 sq.m of living space

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Entrance/Inner Hallway

Accessed via the glazed side door, giving access to the lounge, shower room and staircase to upper floor bedrooms and family bathroom. Carpeted, two large cupboards, electric storage heater with radiator cover and ceiling spotlights.

Lounge 4.6m x 3.7m

Bright and spacious lounge with double glazed exterior door leading directly to the front garden/parking area. Carpeted, electric storage heater, ceiling spotlights with window views to the front garden. Ample room for freestanding living room furniture. Access to the kitchen and inner lounge.

Kitchen/diner 4.6m x 2.7m

Recently upgraded modern kitchen with wood effect tile flooring, modern grey gloss base and wall units with silver T bar handles and ample wooden worktop space. Integrated 4 zone ceramic hob, oven and grill and extractor fan, stainless steel sink with white metro tile splashbacks, plumbing and power points for white goods. Electric storage heater with radiator cover, ceiling spotlights and window views to the rear. Double glazed patio door access to rear garden, patio and drying green.

Shower Room 1.8m x 1.5m

Recently installed triton electric shower, quadrant shower enclosure and respatex panel splashbacks, WC and rectangular basin with freestanding vanity unit and white tile splashbacks. Ivory tiled flooring, dimplex wall heater, pendant light, extractor fan and large opaque window.

First Floor

Landing

Carpeted staircase leading to first floor landing, dual aspect views to the side and rear, storage heater with fitted radiator cover and loft hatch access. Access to all bedrooms and family bathroom.

Bedroom one 3.1m x 2.9m

Good size double bedroom with window views to the front garden and towards the Crinan Canal. Carpeted, electric panel heater, pendant light and large inbuilt wardrobe with clothes rail and shelf. Ample room for freestanding furniture.

Bedroom two 3.1m x 2.9m

Good size double bedroom, carpeted, electric panel heater, pendant light and inbuilt wardrobe with clothes rail and shelf, views to the front garden and beyond to the Crinan Canal and ample room for free standing bedroom furniture.

Bedroom three 2.6m x 2.4m

Small double bedroom with views to rear garden, carpeted, ceiling spotlights, electric heater with large inbuilt wardrobe with fitted rail and shelf.

Family Bathroom 2.3m x 2.0m

Recently installed modern white three-piece suite, bath with mixer shower, rainfall showerhead, shower screen with towel rail holder and respatex splashbacks. Rectangular basin with storage below, respatex splashback panels and overhead strip light. Ivory tiled flooring, heated towel rail, circular ceiling light and skylight window enabling lots of natural light into the room.

Outside

The front garden is easily maintained and mainly laid to stone chips with parking for several cars, small flower border with slabbed pathway leading to the front door and around the house. The rear garden has an area laid to grass with drying green, wooden shed and raised stone wall with border suitable for planting a range of shrubs.

Location

The picturesque Crinan Canal is one of the main focal points of the village which stretches 9 miles from the village of Ardrishaig on Loch Fyne to Crinan on the Sound of Jura. Cairnbaan Hotel is within walking distance and this restaurant and pub is a popular destination for locals and sailors alike. Lochgilphead is only a five minute drive by car and provides many local amenities including specialty shops, eating places, a hospital, a school, and many sports facilities. The established boating centers of Crinan, Tayvallich, Ardfarn and Craobh Haven are all within easy reach.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, The Rumbly Tum Cafe and many more. Ardrishaig also has Tennis courts, a sailing club, a couple of small local pubs 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. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has sports facilities, a supermarket, more local shops, restaurants, local Hospital, Dentist, Vets and Opticians.

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