



3 Old School House, St Clair Road, Ardrishaig, Argyll
Guide Price £140,000
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Features

Home report virtually all 1's

Partial loch views

Short distance to the Crinan Canal

Conservatory

Off street parking

Front and rear gardens

Double glazing

Close to the local school and amenities

Surveyed at Â£140,000

Approx 89 sq.m of living space

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Inner Hall

Timber framed outer storm doors, glazed internal door to good size hallway. Laminate flooring, storage heater, pendant ceiling light, cupboard and under stair storage . Carpeted staircase to first floor bedrooms and family bathroom. Access to kitchen and lounge.

Lounge/diner 5.8m x 3.7m

Spacious living/dining area, laminate flooring, electric storage heater, pendant lighting and window views to rear garden. Internal glazed door with access to the conservatory and rear garden and drying green. Ample room for freestanding living room and dining furniture.

Kitchen 3.5m x 3.2m

Recently installed matching ivory wall and base units, display glass cabinet, single corner wine rack unit. Stainless steel sink with ample worktop space, Flavel ceramic range cooker, 5 zone hob, double oven and grill, candy extractor fan and stainless steel splashback. Recessed lighting, patterned tile flooring, plumbing and electrics for free standing white goods. Picture windows offering scenic views across Loch Fyne and beyond.

Conservatory 3.0m x 2.0m

Offering additional living space, double glazed windows and black tile flooring. Access from the lounge and out to the back garden, patio area and drying green.

First Floor Landing

Laminate flooring, skylight window, loft hatch access, recessed lighting and storage heater.

Bedroom 1 2.9m x 2.9m

Double bedroom with skylight views to the rear of the house. Laminate flooring, panel heater, pendant light and inbuilt wardrobe. Room for freestanding bedroom furniture.

Bedroom 2 3.2m x 2.9m

Good size double bedroom with skylight offering picture views across Loch Fyne. Laminate flooring, pendant light, panel heater and inbuilt fitted wardrobe. Ample room for freestanding furniture.

Bedroom 3 2.9m x 2.9m

Double bedroom with skylight views to the rear, laminate flooring, pendant light and panel heater.. Room for freestanding bedroom furniture.

Bathroom 2.9m x 1.6m

White 3 piece suite, bristan electric shower and shower curtain, white tile and mosaic pattern tile splashbacks, WC and WHB with mirrored wall cabinet and mosaic splashback. Charcoal tile flooring, towel rail, ceiling spotlights and skylight window with scenic views across Loch Fyne.

Outside

Front garden with a mixed range of mature trees and shrubs with slabbed pathways leading from the parking area to front doorsteps. The rear garden has a decking area, slabbed patio area, wooden shed, drying green and raised border for planting.

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, a local Hospital, Dentists, Vets and Opticians.

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