



5 Cnoc Mor Place, Lochgilphead, Argyll
Guide Price £120,000
2 BED SEMI-DETACHED





Features

Home report all 1's

Video tour

Off street parking

Private front and rear garden

Double glazing

Close to town

Child friendly cul de sac

Kitchen diner

Surveyed at Â£120,000

Approx 67 sq.m of living space

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Modern family home located in a quiet residential area on the outskirts of Lochgilphead. Lounge, kitchen, 2 double bedrooms, bathroom and WC. The property further benefits from off-peak electric heating, double glazing, private driveway, children's play area close by, overflow parking, private front and rear gardens. Fibre optic broadband and digital television are available.

This property can be bought at full market value Â£120,000 or alternatively resold as a Shared Equity property, Shared Equity covers the wording below.

The Shared Equity scheme mainly aims to help first-time buyers, such as people living in social housing, people in the Armed Forces or veterans, widows, widowers and other partners of service personnel, and people living in private rented housing or with relatives. But it can help others too. For example, it may be able to help you if you are looking for a new home after a significant change in your household circumstances or if you have a disability and own a house which doesn't suit your needs. It is worth noting though that if you currently own your home or part-own a property you will need to sell your interest in that property at the same time that you buy a home through the New Supply Shared Equity scheme.

If you would like to know more information regarding this Scheme, Please contact Fyne Homes on 0345 6077117

Lounge 3.9m x 3.7m

Ample space for lounge furniture, views to the front, storage heater, under stair storage, carpeted, tv and phone points.

Kitchen 4.7m x 2.8m

Matching white wall and floor units, space and plumbing for white goods and oven, panel heater, vinyl flooring, views and access to the rear. WC located off the kitchen.

WC 1.6m x 0.8m

White two piece suite, WC, WHB, vinyl flooring and extractor fan.

First Floor

Bedroom one 3.3m x 2.7m

Double bedroom with ample space for bedroom furniture, panel heater, two inbuilt wardrobes, shelving, tv point and views to the back.

Bedroom two 3.7m x 2.7m

Double bedroom with ample space for freestanding bedroom furniture, partial countryside views to the front, inbuilt storage cupboard and carpeted.

Bathroom 1.8m x 1.8m

White three piece suite with shower and screen over the bath, WC, WHB, panel heater, vinyl flooring and extractor fan.

Outdoor space

The front garden is laid to lawn with a private driveway for 2 cars. The rear garden has a lawned green, patio, gravel and BBQ area, whirlygig and space for a garden shed.

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 the Coriander, Caf   35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumbly Tump.

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 remain at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

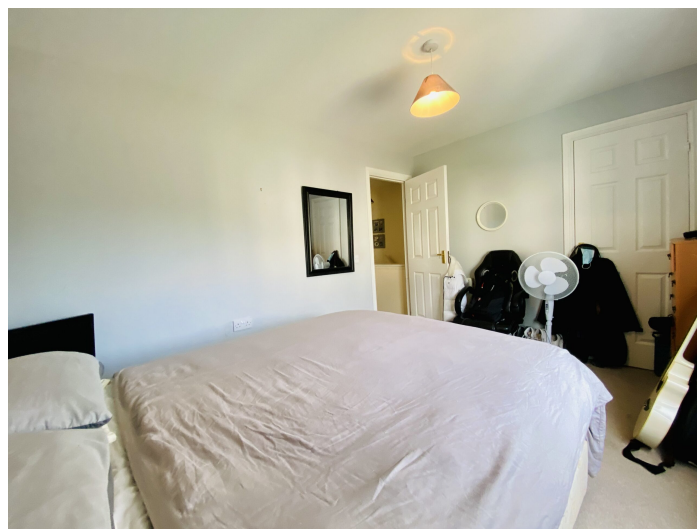
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

Thinking of selling or switching agents??

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