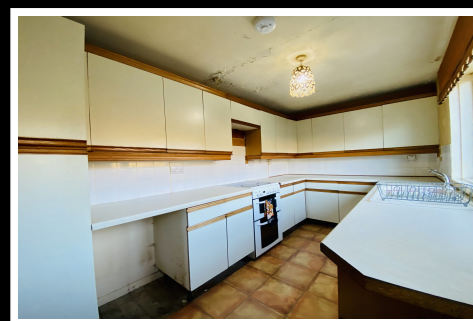




1 Upper Riochan, Inveraray, Argyll and Bute
Guide Price £150,000
3 BED SEMI-DETACHED





Features

Home report available

Rural views to the rear

Good size gardens

Multi fuel stove central heating

Double glazing

Ample storage

Rarely available

Council tax band C

Surveyed at Â£150,000

Approx 90 sq.m of living space



3 BED SEMI-DETACHED

1 Upper Riochan, Inveraray, Argyll and Bute

1 Upper Riochan, Inveraray, Argyll and Bute

Rarely available (linked semi detached) family home with rural views to the rear and located in a quieter end of town. short walk to the shores of Loch Fyne, local primary school and amenities. The golf course is literally over the rear fence and numerous country walks and cycle paths on your doorstep. 3 bedrooms, lounge/diner, kitchen, and family bathroom. The property further benefits from multi-fuel stove central heating, recently installed linked smoke alarms, double glazing, good size gardens, lots of storage and parking for 2 cars on the street in front. Highspeed broadband, 4G and digital television are available.

The property requires modernisation and is reflected in the asking price and surveyors valuation in current condition,

Entrance

Timber storm doors to entrance porch. Double glazed door leading to the inner hallway with storage area under the stairs, coat hanging facilities, carpeted, central heating radiator, double sockets, pendant lighting, TV point and smoke alarm. Carpeted staircase leading to first floor landing.

Lounge diner 6.1m x 4.0m (dining area 2.3m wide)

Bright spacious room with dual aspect views front and rear, multi-fuel stove on a tiled hearth, carpeted, central heating, pendant lighting, TV point, telephone point and smoke alarm. Rural views to the rear from the dining area and ample space for lounge and dining furniture.

Kitchen 4.0m x 2.2m

Galley style kitchen with wall and base units, rural views, tile effect laminate flooring, tiled splashbacks, freestanding cooker, pendant lighting, central heating radiator, heat sensing smoke alarm, 1 1/2 bowl composite sink with mixer tap. Double glazed door leading out to the drying green, patio and bbq area.

Bedroom one 2.8m x 2.5

Small double bedroom on the ground floor, located next to the bathroom with views to the front, carpeted, central heating radiator, TV point and pendant lighting.

Bathroom 3.2mx 1.6m

White three piece suite with accessible electric shower cubicle, respatex walls to shower wall, modern WHB with mixer tap, WC, central heating radiator, downflow heater, opaque window to the rear, aqua clic grey oak flooring and flush ceiling lighting.

First floor

Carpeted staircase leading to the top landing with large storage cupboard, access door to good size eaves storage area with kneel boards and lighting, loft hatch access, central heating radiator, smoke alarm, carpeted and double sockets. Other properties of this type have converted the large cupboard into an additional first floor shower room.

Bedroom two 4.0m x 3.7m

Good size double bedroom with partial loch views to the front, large cupboard/wardrobe over the stairs, linen cupboard with shelving and hot water tank, carpeted, central heating and pendant lighting.

Bedroom three 4.2m x 3.4m

Large double bedroom with partial loch views to the front, 2 x inbuilt wardrobes, TV point, carpeted, pendant lighting central heating radiator and ample space for freestanding furniture.

Outdoor space

Good size gardens front and rear that are mainly laid to riverbed stone, slabbed paths, recent timber fencing, rear patio and bbq the catches afternoon and evening sun. Parking for 2 cars on the street in front of the property. Timber shed available by separate negotiation.

The property is located in the quieter residential end of the much sought-after town of Inveraray, 5 Minutes walk to the main shopping area and amenities. Home of the Duke of Argyll is situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The property is conveniently located on the waterfront of the thriving main shopping area. The town of Inveraray has the benefit of a primary school, a Doctors surgery, 9 hole golf course, a variety of independent shops including The Courtyard gift shop. The Loch Fyne Hotel has a leisure club with a swimming pool and spa. There are many places to eat and drink including Brambles bistro and the renowned sea-food restaurant, Samphire.

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