



8 St Clair Way, Ardrishaig, Argyll
Guide Price £180,000
3 BED SEMI-DETACHED





Features

Home report all 1's

Partial loch and canal views

Off street parking / Driveway

Multi fuel stove

Open plan lounge / diner

Double glazing

Garden sheds and wood store

EPC rating C

Surveyed at Â£190,000

Approx 93 sq.m of living space

3 BED SEMI-DETACHED



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Modern family home with partial views of Loch Fyne and a short distance from the Crinan Canal. Located in a quiet child friendly cul-de-sac, close to the local amenities and primary school. Open plan lounge diner with woodburning stove, 3 double bedrooms, kitchen, bathroom, en suite and ground floor WC. The property further benefits from a monoblock driveway, double glazing, off-peak electric heating, private front and rear garden with timber shed and wood store. Highspeed broadband, 4G and digital television are available.

Entrance

Entrance porch with oak flooring, window to the front, timber exterior door, glazed door to the lounge and storage heater.

WC 1.7m x 0.9m

Located off the entrance porch with white two piece, opaque glazed window to the front, downflow heater, pendant lighting, WC, WHB and oak flooring.

Lounge diner lounge area 8.0m x 4.6m at widest point

Lounge area measures 4.6m x 4.2m Bright spacious welcoming lounge with a woodburning stove set on a slate hearth, partial loch views, oak flooring, off peak storage heater, TV point, under stair storage cupboard and glazed door leading to first floor concealed staircase. Dining area 3.7 m x 2.9 Views to the rear, oak flooring, off-peak storage heater, home office area, space for family dining table and chairs pendant lighting and door leading to the kitchen.

Kitchen 2.9 m x 2.6 m

Located off the dining area with beech effect wall and base units, tiled flooring and splashbacks, window to the rear, timber external door leading out to dry and green and rear patio garden, space and plumbing for white goods, inbuilt oven and hob, extractor fan, spotlight, shelving, stainless steel sink and mixer tap.

Carpeted lower hall with staircase leading to first floor and storage. Upper landing with office space, loft hatch access, off-peak storage heater and linen cupboard.

Bedroom one master bedroom 4.2 m x 2.9 m

Good size double bedroom with en suite facilities and partial views of Loch Fyne to the front, inbuilt wardrobe, carpeted, TV point, panel heater and space for freestanding furniture.

Ensuite 2.9 m x 1.2 m

White three-piece suite with shower enclosure, bifold doors, Mira sport shower and white tile splashbacks. Tiled flooring, electrically heated towel rail, wall mounted towel holder rack, extractor fan, opaque window to the rear, WC, WHB with vanity unit below and shaver/toothbrush point.

Bedroom two 3.6 m x 3.0 m

Double bedroom with views to the rear, TV point, panel heater, inbuilt double wardrobe, carpeted and freshly decorated.

Bedroom three 3.2 m x 2.6 m

Double bedroom with partial loch views to the front, carpeted, panel heater, wall mounted TV point, inbuilt double wardrobe and ample space for bedroom furniture.

Family bathroom 2.0 m x 1.9 m

White three-piece suite with tiled flooring, tiled splash backs, bath mixer tap with shower attachment, overhead shower rail and curtain, extractor fan, wall mounted towel storage, shelf at the window for bathroom items, downflow heater, wall mounted mirror and flush fit ceiling light.

Outdoor space

Monoblock driveway for 2 cars, front garden laid to lawn, rear garden with raised deck, patio and bbq area, 2 timber sheds and a wood store. The rear garden enjoys the evening sun. 9 miles of canal towpath to enjoy family walks and cycles.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, The Rumblin' 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 which has sports facilities, a supermarket, more local shops, restaurants, a local Hospital, Dentists, Vets and Opticians.

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