



65/8 Chalmers Street, Ardrishaig, Argyll

Guide Price £85,000

3 BED MAISONETTE





Features

Loch views to the front

Crinan canal views to the rear

Balcony

Open fire

Double glazing

Ample free parking across the road

Short walk to amenities

Council tax band B

Surveyed at Â£85,000

Approx 99 sq.m of living space

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First and second floor Maisonette with stunning views of Loch Fyne, access and views of the Crinan Canal to the rear. Centrally located in the popular sailing village of Ardrishaig and easy access to all the village amenities. Lounge, Kitchen, 3 bedrooms and bathroom. The property further benefits from double glazing, off-peak electric heating, lined smoke alarms recently installed, an open fire, loch facing balcony, loft storage and free public parking nearby. Superfast broadband, 4G and digital television are available.

Entrance

Double glazed entrance door into a good size porch area with opaque windows to front and side and inner door to hallway. Vinyl flooring, pendant light with ample space for outdoor boots and clothing.

Hall

Vinyl flooring, storage heater, pendant light, understair cupboard, and additional shelved storage cupboard. Stairs to first floor bedrooms and bathroom.

Lounge 5.4m x 3.9m

Large bright and spacious lounge with an outside balcony and dual windows offering picture views across Loch Fyne. Focal point opens fire with wooden mantle and black tile hearth, pendant lighting, tv point, wooden shelf and smoke alarm. Ample room for freestanding furniture.

Kitchen 3.2m x 3.2m

Matching base and wall units, good worktop space, stainless steel sink with mixer tap, white tile splashbacks, extractor fan and kitchen pantry cupboard. Vinyl flooring, strip lighting, heat alarm and window views towards the Crinan canal. Ample room for a kitchen table and freestanding white goods.

First floor

Staircase leading to the first floor landing with loft hatch access, pendant light, storage heater and smoke alarm.

Bedroom One 3.9m x 2.7m

Good size double bedroom with large picture window offering fantastic views of loch fyne and hills beyond. Electric panel heater, pendant light and ample room for freestanding bedroom furniture.

Bedroom two 3.9m x 2.7m

Good size double bedroom with scenic views across Loch Fyne. Inbuilt cupboard housing the water tank with additional storage shelving, electric panel heater with plenty of room for freestanding furniture.

Bedroom three 2.7m x 2.3m

Double bedroom with inbuilt cupboard with shelving and clothes rail, pendant light and panel heater. Lovely views of the Crinan Canal and the hills beyond. Room for freestanding furniture.

Bathroom 2.3m x 1.7m

White 3 piece suite, walk in safety bath with raised seat, grab handle, overhead electric shower, shower rail, tile splashbacks, WHB with vanity unit and mirror. Vinyl tile flooring. Pendant light, opaque window and duplex wall heater.

Outdoor space

Communal exterior landing with a seating and drying area.

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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