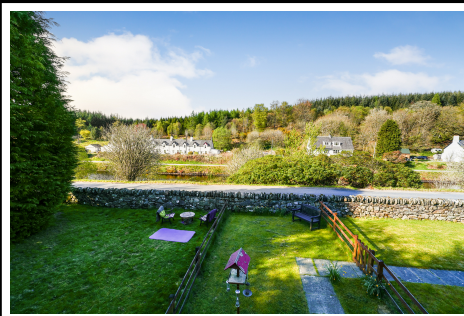




5 Heatherbank, Cairnbaan, Argyll  
Guide Price £145,000  
2 BED TERRACED





## Features

Home report virtually all 1's

Crinan canal views to the rear

Semi rural location

Off street parking / Driveway

West facing rear garden

Double glazing

Well presented

EPC rating C

Surveyed at Â£145,000

Approx 65 sq.m of living space

2 BED TERRACED



5 Heatherbank, Cairnbaan, Argyll

# 5 Heatherbank, Cairnbaan, Argyll

Modern, well presented family home nestled in a quiet cul de sac in the popular village of Cairnbaan. Located on the banks of the Crinan Canal with 9 miles of towpath to enjoy rural walks and only a short 2 minute drive to Lochgilphead. Lounge, kitchen/diner, 2 double bedrooms (one with en suite), family bathroom and WC. The property further benefits from double glazing, private front and rear gardens, timber shed, off-street parking, double glazing, fresh decor and partial canal views. High-speed broadband and digital television are available.

## Entrance

Glazed exterior door into lower hallway with laminate flooring, pendant light, entrance to the lounge area and carpeted staircase to the first floor.

## Lounge 3.9m x 3.6m

Good sized lounge area, carpeted with window views to the front of the house. Wall mounted Tv point, electric storage heater, pendant lighting, a hearth for electric focal point fire and under stair storage cupboard. Ample room for freestanding furniture.

## Kitchen/Diner 4.7m x 2.8m

Open plan kitchen/diner with oak effect wall and base units and oak worktops. Inbuilt double oven, halogen hob, extractor hood, fridge freezer, tumble dryer and dishwasher. Space and plumbing for a washing machine in the utility area. Scenic window views to the rear garden and countryside beyond. Tile effect vinyl flooring, stainless steel sink with mixer tap, wine rack, tiled splashbacks, electric storage heater, pendant lighting and glazed door to rear garden. Ample space for dining table and chairs. WC is located off the kitchen.

## WC 1.5m x 0,8m

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

## First Floor

Carpeted staircase leading to the first floor landing, electric storage heater, large cupboard with shelving, pendant lighting and housing the hot water tank, linked smoke alarm, pendant lighting and loft access hatch.

## Bedroom one 2.7m x 2.7m

Double bedroom with views of the rear garden and partial views of the Crinan Canal. Panel heater, pendant lighting, fitted blinds, carpeted with space for freestanding furniture.

## Bedroom two 4.0m x 2.7m

Good size double bedroom with en suite facilities, views to the front, panel heater, fitted blinds, carpeted, pendant light with ample space for free standing bedroom furniture.

## En-Suite 2.0m x 1.7m (at widest points)

White 3 piece suite, WC, WHB, shower cubicle and thermostatic shower with white tiling, vinyl mosaic effect flooring, mirror, panel heater, shelving, wall mounted vanity unit, extractor fan, panel heater, towel rail and velux window ensuring lots of natural light.

## Family Bathroom 2.0m x 1.8m

White 3 piece bathroom suite, bath, WC and WHB, tiled splashbacks, large wall mirror, wall mounted vanity unit, vinyl mosaic tile effect flooring, panel heater and extractor fan.

## Outdoor Space

Block paved driveway to the front of the property, West facing rear garden mainly laid to lawn with slabbed paths, seating area, timber shed and views towards the Crinan Canal. Ideal for family get togethers, enjoying outdoor BBQs or simply enjoying the view.

## Location

The picturesque Crinan Canal is one of the main focal points of the village and provides for leisurely walks or a relaxing day watching the boats pass by. Cairnbaan Hotel is within a short walk and this restaurant and pub thrive with sailors and locals alike.. A five minute drive takes you to Lochgilphead with all its local amenities including local shops and eating places as well as a hospital, school, dentist and sports facilities.

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