



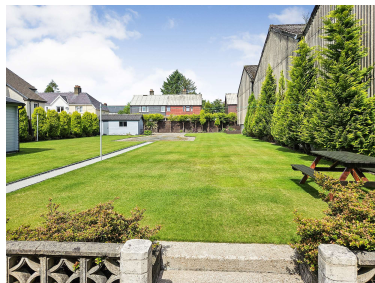
2 Bedroom Apartment

Guide Price: £150,000

Ground Floor, Tigh Na Mullan, Lorne St, Lochgilphead, Argyll, PA31 8LU

Beautifully presented, a spacious luxury ground floor apartment fully refurbished to a high standard offering modern living within a character stone building. Centrally located within easy walking distance of all local amenities and minutes from the Crinan Canal with its 9 miles of towpath. Comprising; Lounge, kitchen, dining are, 2 double en-suite bedrooms and family bathroom. The property further benefits from its own private front entrance, double glazing, smart electric heating, fabulous front and split rear gardens, on street parking and a large free public car park nearby. Highspeed broadband, 4G and digital television are available.

The property has multi use opportunities, currently used as an AirBnB with 5 star reviews and can be sold individually or combined with the first floor apartment.




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Entrance Hall

Delightful front gate entrance, stone wall with black railing and white walls lead across the slabbed pathway and your own private entrance. The front entrance door is PVC with two double glazed panes in obscure leaded glass into the vestibule with space for outdoor boots and jackets, boxed cupboard housing meter and electrics. The inner door to the hall is timber paneled with the upper part in leaded glass. The hall has laminate flooring, storage heater with decorative cover, detector, small storage cupboard and pendant lighting.

Lounge 5.1m x 4.2m

Fabulous large living space with a large south facing bay window offering views to the front garden and streaming lots of natural light into the room. The inset feature electric fire suite provides a focal point in the room together with the feature pendant light. Smart Quantum storage heater, laminate oak flooring, recessed shelving with lighting, TV point, smoke detector and ample power points. Room for freestanding lounge furniture.

Kitchen 4.3m x 2.1m

Modern galley style kitchen with matching wall and base units and contrasting worktop space, glass display cabinet and under unit lighting prove an added feature together with a handy pull out space saving corner unit. Stainless steel sink with swan neck tap, Bosch 4 zone ceramic hob, oven and grill with Hotpoint stainless steel chimney extractor fan and white brick tile splashbacks. Integrated Bosch dishwasher and Hotpoint fridge freezer with plumbing and power for freestanding washing machine. Recessed lighting, tiled flooring, smart electric panel heater, linked heat detector and window views of the stunning back garden.

Dining area 5.8m x 2.9m

Spacious dining area with double glazed French doors leading out to the back garden and creating good natural light. Luxury laminate flooring, Quantum dimplex storage heater, recessed lighting, smoke alarm, cupboard housing water tank with linen storage above. Ample room for a large dining table and chairs.

Bedroom One 4.3m x 4.3m

Light and bright, good size double bedroom with window views to front garden. Carpeted flooring, pendant lighting, smart electric panel heater, storage cupboard with shelving and clothes rail with room for freestanding bedroom furniture.

En Suite 2.7m x 2.2m

Modern 3 piece suite, shower cubicle with thermostatic shower and a dual rainfall shower and handheld shower combo with grey marble effect tile splashbacks. WC and WHB with mixer tap and drawer unit offering handy additional storage. Tiled thermostatic controlled underfloor heating, recessed lighting, fitted wall mirror with light, heated towel rail and extractor fan.

Bedroom Two 4.4m x 3.4m

Large double bedroom with window view to the side. Carpeted flooring, pendant lighting, smart electric panel heater, multiple power points with ample room for freestanding bedroom furniture.

En Suite 2.7m x 2.2m

Modern 3 piece suite, shower enclosure with thermostatic shower and a dual rainfall shower and handheld shower combo with grey tile splashbacks. WC and rectangle WHB with mixer tap and unit offering handy additional storage. Tiled thermostatic controlled underfloor heating, opaque window, recessed lighting, fitted wall mirror with lighting, heated towel rail and extractor fan.

Bathroom 3.3m x 2.2m

Stylish modern family bathroom, white suite with P shaped bath and overhead triton electric shower, shower panel over bath and grey marble effect tile splashback and a chic recessed mirrored shelf. WC and modern rectangular WHB mixer tap, dark oak vanity unit with multiple drawers for additional storage., Black tile thermostatic controlled underfloor heating, opaque window, smart illuminated free touch wall mirror, heated towel rail and recessed lighting,

Outside Area

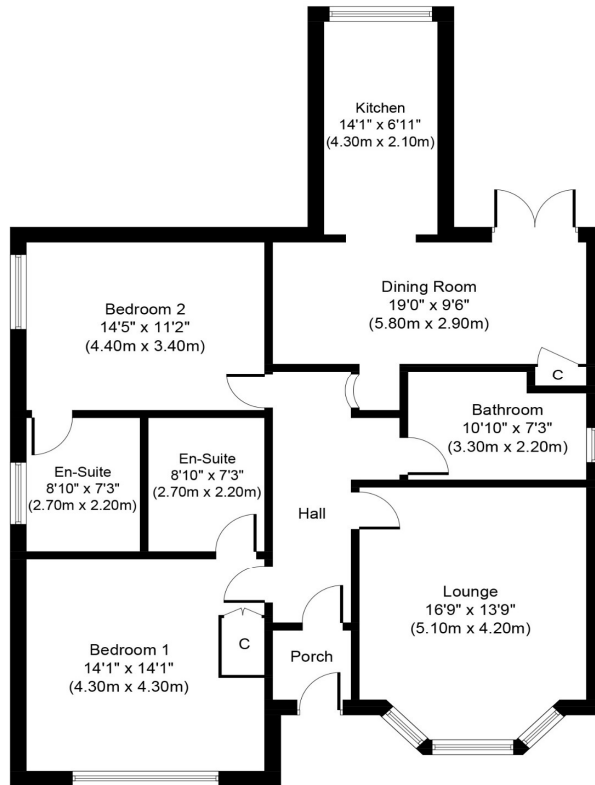
Front and rear garden grounds, well presented front garden mainly laid to lawn, flower beds provide seasonal colour and a slabbed pathway leads around the side to the rear garden. The rear garden is well hidden for added privacy and split at the centre path between the two properties. The expansive garden is superbly presented and is mainly laid to lawn, ideal for family relaxation, BBQs and enjoyment. Planted shrubs and conifers provide year round colour. There is a shared access gate to the rear allowing parking for one vehicle at the top corner of the rear garden.

Location

In a prime location to take advantage of the new improved front green facilities with public square, walking and seating areas together with landscape works. The property is only a few minutes walk to the local supermarket, town centre shops and the crinan canal towpath. Lochgilphead has a good variety of amenities such as a hospital, swimming pool, dentist, vets, banks, and primary and secondary schools. Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, Taj Mahal and Lee Garden take-away. Outdoor pursuits in the area include golf, bowling, fishing, hill walking, mountain biking and horse riding. The ferries to the islands of Arran, Islay and Gigha are just a short drive away. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around

Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

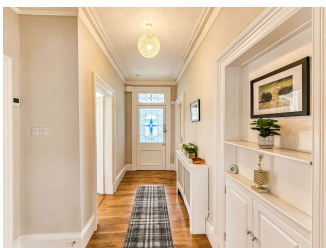
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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



Ground Floor
Approximate Floor Area
1221 Sq. ft.
(113.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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