

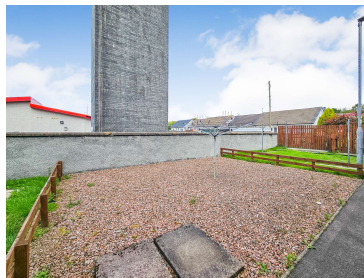


1 Bed Terraced Bungalow

Fixed Price: £79,995

16 Rowan Park, Lochgilphead, Argyll, PA31 8JT

Excellent opportunity for first time buy or retirement home. Ideally located close to the town centre and within easy walking distance of the local amenities. This delightful property comprises; Lounge, kitchen, double bedroom and shower room. As well as a new roof in last 5 years the property further benefits from a recent rewire, double glazing, off peak electric heating, front and rear garden ground, partially floored loft and resident parking. Highspeed broadband, 4G and digital television are available.




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Entrance/hallway

UPVC entrance door with decorative glazed panel into the entrance porch with tiled flooring, internal door to the inner hall with carpeted flooring, electric storage heater, inbuilt cupboard, pendant lighting, loft hatch access with retractable wooden ladder to the partially floored loft.

Lounge 4.1m x 3.6m

Good size space with lots of natural light coming from the large double glazed window with views to the front. Carpeted flooring, electric storage heater, pendant lighting and smoke detector with ample room for freestanding lounge furniture.

Kitchen 3.6m x 3.1m

Located off the lounge with matching wall and base units, under cabinet lighting, soft closing doors and ample contrasting worktop space. Lamona 4 zone hob, oven and grill, mosaic style splashbacks and overhead extractor fan. Integrated fridge freezer, washing machine, stainless steel sink with swan neck tap. Window views to the rear, tile effect flooring, heat/smoke detector, electric storage heater, strip lighting with back door access to the rear garden.

Shower Room 2.9m x 1.4m (at widest point)

Three piece suite, shower enclosure with a Mira electric shower and wet wall panel splashbacks, WC and WHB with mixer tap. Heated towel rail, wall mirror, recessed lighting, Dimplex wall heater, electric underfloor heating, extractor fan, tile effect flooring and opaque window.

Bedroom 3.2m x 3.1m

Good size double room with double glazed window to the rear bringing good light into the room. Inbuilt double wardrobe with hanging rail and shelving providing handy storage. Carpeted flooring, electric panel heater, pendant lighting and ample room for freestanding bedroom furniture.

Outdoor space

Garden ground to the front and rear is mainly laid to gravel for easy maintenance while the front garden has planted shrubs providing seasonal colour and a slabbed pathway to the main entrance. Resident parking is available at the front of the property.

Location

The property is only a short walk to the local school and the town centre amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, garages, banks and a primary and secondary school. There is a swimming pool and various sporting activities in the town.

The Crinan Canal is only a short walk away and the local countryside is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities. This quiet area of Argyll is steeped in history such as Kilmartin Glen which has some of the most important concentrations of Neolithic and bronze age remains in Scotland.

Thinking of selling or switching agents ?

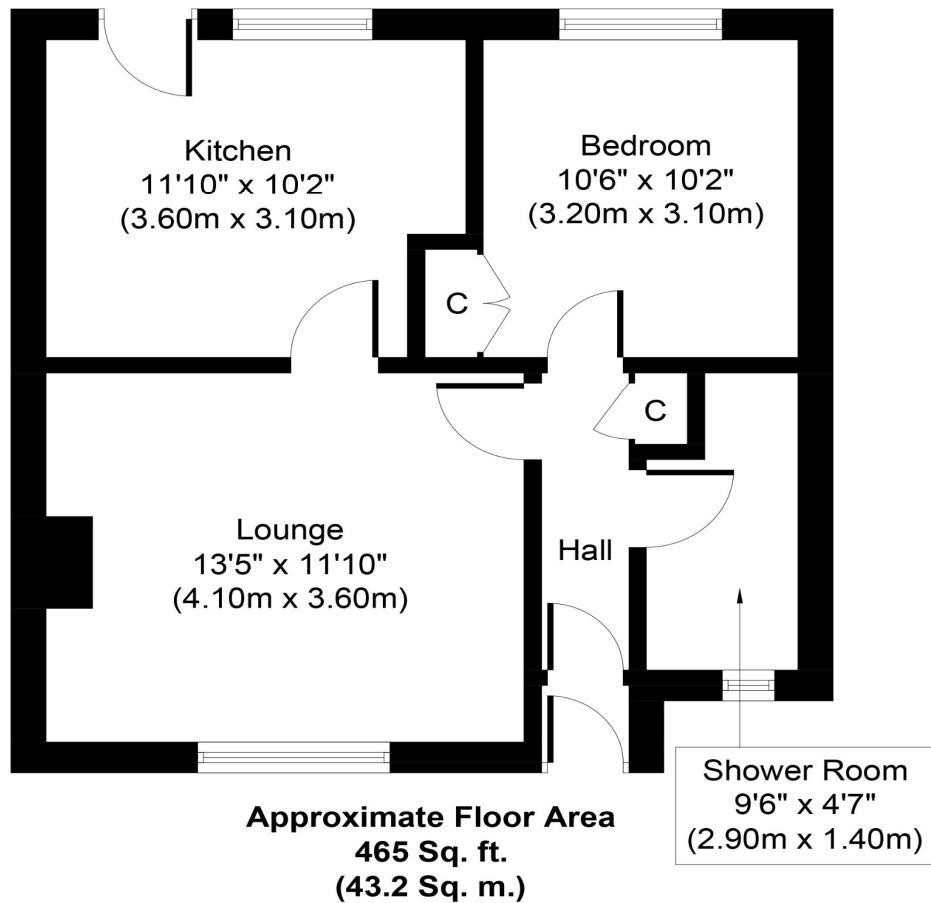
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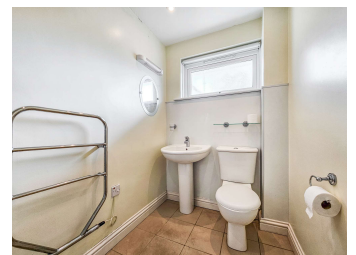
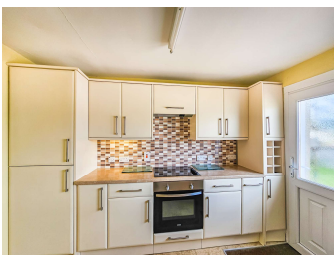
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If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

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