

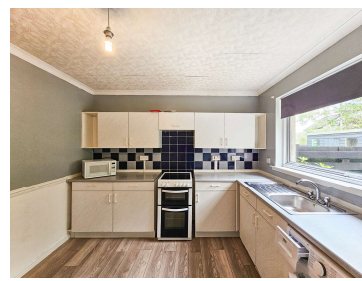
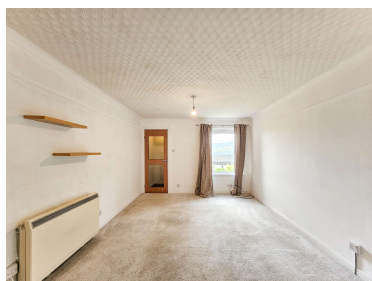


2 Bedroom Ground Floor Flat

Guide Price: £90,000

6 Craignish Place, Lochgilphead, Argyll, PA31 8TX

Elevated ground floor flat in a block of 4 is situated on an elevated position enjoying partial loch and countryside views, located in a popular area of the town and close to the local school and amenities. This ideal starter or retirement home comprises; Lounge, kitchen, 2 double bedrooms with inbuilt wardrobes and a family bathroom. The property further benefits from its own private front and rear access, off peak electric heating, double glazing, ample resident off street parking and private garden ground to the rear that is ideal for kids and pets alike. High speed broadband, 4G and digital television are available.




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Entrance Porch

Slabbed pathway to PVC entrance door into the porch, carpeted flooring, pendant lighting with room for outdoor boots and jackets, glazed internal door to lounge area.

Lounge 4.6m x 3.3m

Good size lounge area, light and bright with scenic window views to the front of house towards Loch Gilp and countryside beyond. Carpeted flooring, Off peak dimplex storage heater, pendant lighting, wooden shelving, TV point and ample space for freestanding lounge furniture.

Kitchen 3.3m x 3.0m

Located off the lounge with matching base and wall units, tiled splashbacks, contrasting worktop space, stainless steel sink with plumbing and electrics for freestanding white goods. Window views to the rear garden area, laminate flooring, pendant lighting, storage heater, heat/smoke detector. Timber back door leading to rear garden and patio area.

Inner Hall

Carpeted flooring, off peak storage heater, inbuilt cupboard housing the hot water tank with additional shelving for linen, smoke detector and pendant lighting.

Bedroom One 3.4m x 2.8m

Good size double bedroom with views over Loch Gilp and the rolling hillside beyond. Carpeted flooring, pendant lighting, off peak electric panel heater, inbuilt mirrored wardrobe with clothes rail and shelving providing handy additional storage.

Bedroom Two 3.0m x 2.6m

Double bedroom with views to rear garden. Carpeted flooring, off peak electric panel heater, inbuilt mirrored wardrobe with clothes rail and shelving. Ample space for freestanding bedroom furniture.

Bathroom 3.0m x 1.4m

3 piece suite with Mira electric shower and curtain over bath, WC and WHB. Mirrored wall cabinet, laminate flooring, opaque window, dimplex wall heater, heated towel rail and circular ceiling lighting.

Outdoor Space

Ample resident parking available to the side of the property while the sloping communal area to the front of the flats is mainly laid to grass. The private rear garden has a slabbed patio bbq area, timber garden shed and an area laid to stones for easy maintenance. There is a small burn to the rear while the surrounding fencing in need of repair defines the boundary. The rear garden is not overlooked and provides a degree of privacy with countryside views.

Location

The property is a short walk to the local schools and 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 and banks. The local countryside is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

The neighbouring town of Ardrishaig sits on Loch Fyne at the eastern end of the Crinan Canal which provides a link for yachts and small motor craft to the popular sailing waters off the west coast of Scotland and around the Hebrides. Loch Fyne itself opens out into the Firth of Clyde. Other outdoor pursuits in the area include a bowling club, tennis court, fishing, hill walking, mountain biking, horse riding and climbing. The ferries to the islands of Arran, Islay and Gigha are just a short drive away. Various local events are held throughout the year.

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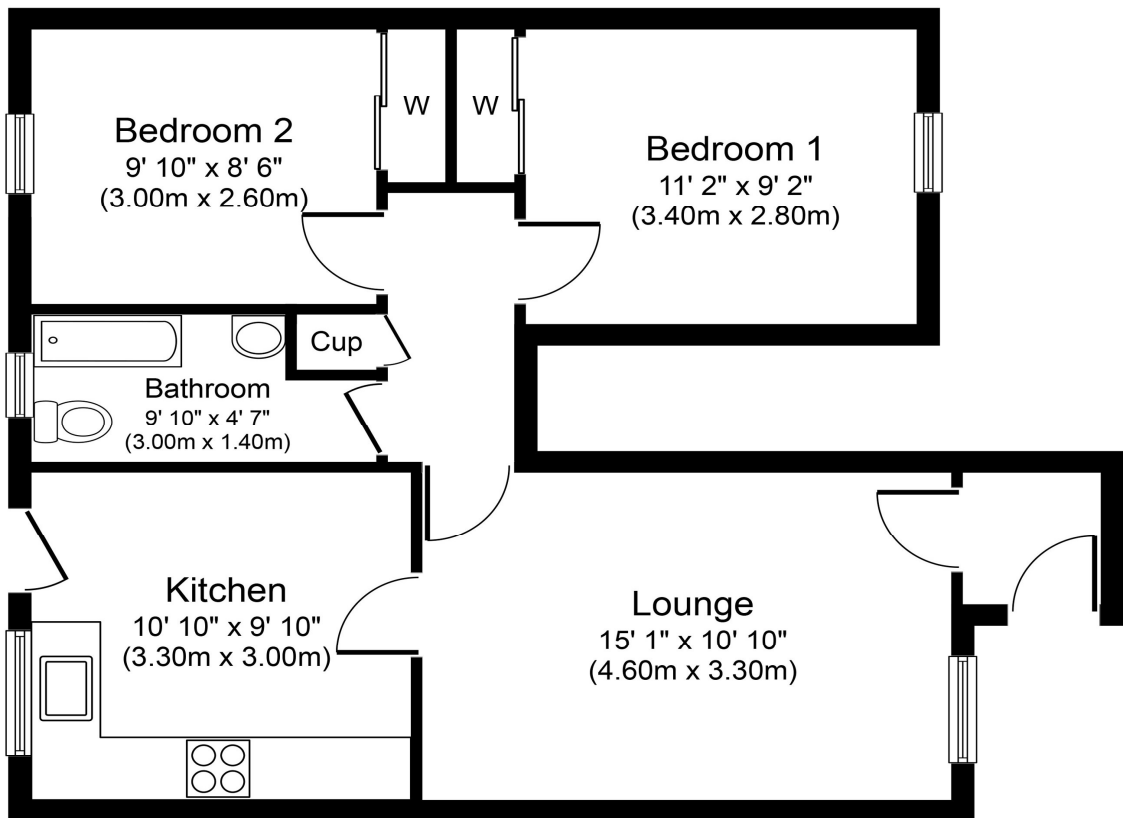
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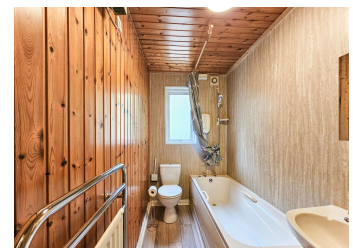
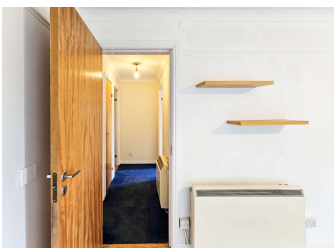
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Approximate Floor Area
580 sq.ft.
(53.9 sq.m.)

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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