

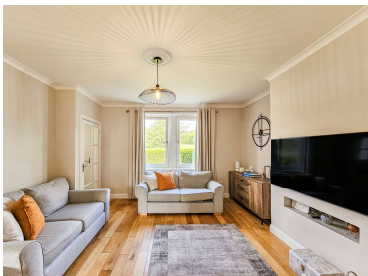


3 Bedroom End Of Terrace

Guide Price: £130,000

9 Jubilee Terrace, Lochgilphead, Argyll, PA31 8NT

Well presented family home located close to the town centre and within walking distance of all local shops and amenities. Comprising; Lounge, kitchen, 3 bedrooms and family bathroom. The property further benefits from double glazing, off peak electric heating, front garden with rear drying green and off street parking. Cavity wall insulation installed February 2022, new front and back doors. High speed broadband, 4G and digital television are available.




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Entrance

Entrance door with glazed panel leading into hallway. Carpeted flooring, electric storage heater, coat hanger and entrance to lounge. Stairs with recessed lighting to the first floor.

Lounge 4.2m x 4.0 m

Split pane glass door leading to bright lounge area with oak flooring. Double windows with views to the front garden and beyond providing good natural light, inbuilt recessed shelving, wall mounted TV point, smoke alarm, Dimplex electric storage heater and pendant lighting. Ample room for freestanding lounge furniture.

Kitchen 2.7m x 2.5m

White shaker style floor and wall units, ample contrasting worktop space with white tile splashbacks. Integrated Lamona 4 zone hob with Hotpoint oven and grill and stainless steel chimney extractor fan. Black composite sink with feature tap, pendant lighting, vinyl tile effect flooring, space and plumbing for white goods. Window views to rear drying area, electric panel heater, glazed door with outdoor access to side of the house and garden areas.

Bedroom One/dining room 2.7m x 2.5m

Ground floor bedroom currently used as a dining room, oak flooring, electric panel heater and pendant light. Window views the rear garden with drying green, ample space for freestanding bedroom or dining furniture.

First Floor

Carpeted staircase leading to first-floor landing with loft hatch access, smoke alarm and. widow offering views to the side.

Bedroom Two 3.6m x 3.1m

Large size double bedroom, oak flooring, paneled effect feature wall, electric panel heater, pendant light and window views to the rear garden area. Space for freestanding bedroom furniture.

Bedroom Three 3.3m x 3.2m

Spacious and bright double bedroom, with full length inbuilt mirrored wardrobes, clothes rail and shelving providing handy storage. Oak flooring, electric panel heater, pendant light and dual windows offering views to the front garden and countryside beyond.. Ample room for additional bedroom furniture.

Family Bathroom 2.5m x 1.9m

Modern white 3 piece suite, P shaped bath, thermostatic shower, screen, rainfall head and handheld attachment. Marble effect respatex paneling, WC and WHB with vanity unit. mirror above, opaque window, vinyl flooring, spotlights, extractor fan and electric storage heater.

Outside area

Block paving driveway, artificial grass and seating area with paving slabs and metal garden shed to the side. Communal garden to the rear with drying green, partially laid with artificial grass. Additional off road parking area available to the front of the house.

Location

The property is within minutes walk to the local supermarket and all town centre shops.. 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. 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 Dunadd Hill fort where the ancient kings of Scotland were believed to be crowned or around Kilmartin Glen which has some of the most important concentrations of Neolithic and bronze age remains in Scotland.

The ferries to the islands of Arran, Islay and Gigha are just a short drive away.

Thinking of selling or switching agents ?

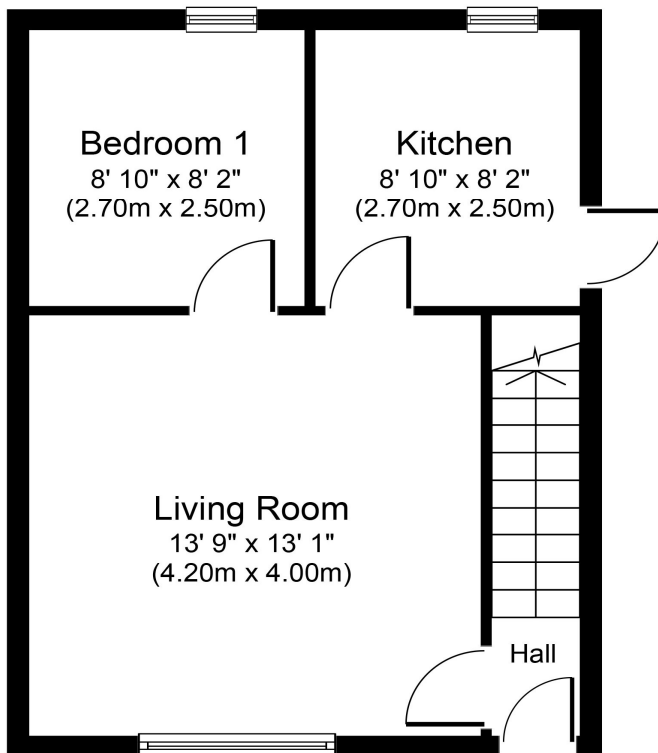
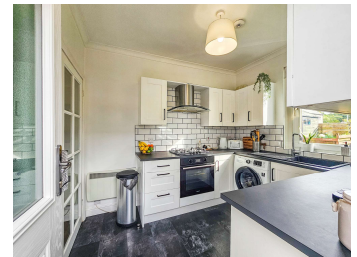
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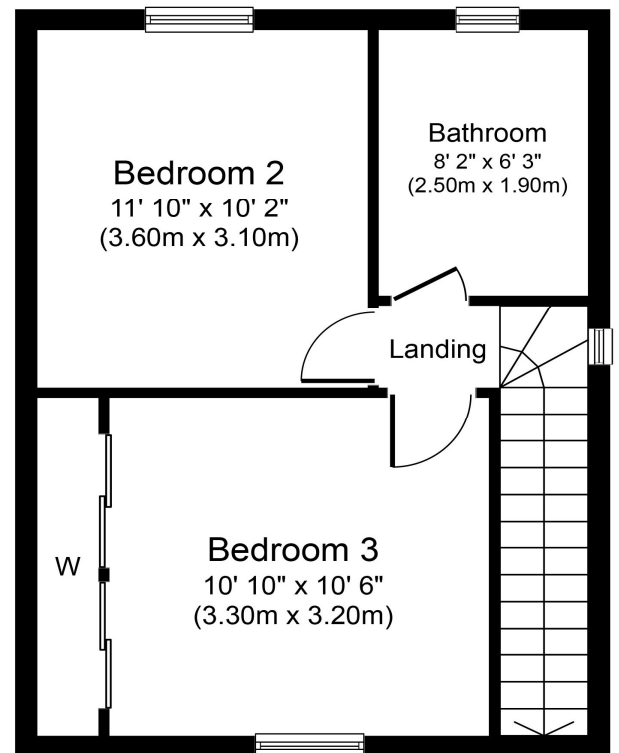
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All measurements approximate and descriptions are for guidance only.

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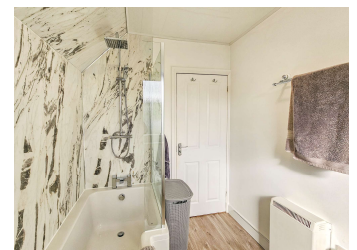
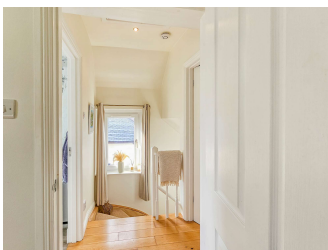
Ground Floor
Approximate Floor Area
371 sq.ft.
(34.5 sq.m.)



First Floor
Approximate Floor Area
371 sq.ft.
(34.5 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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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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