

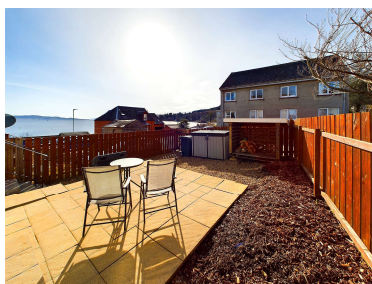
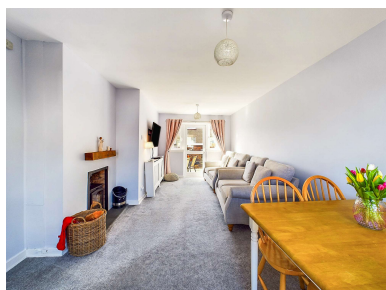


2 Bed End of Terrace

Guide Price: £100,000

7 Brae Road, Ardrishaig, Argyll, PA30 8EB

Ideal starter or family home with partial loch views. Situated within walking distance of the shores of beautiful Loch Fyne and the iconic Crinan Canal. Local amenities include shops, cafes, bars, village hall, bowling and tennis clubs are close by with the primary school adding to services available. Comprising; Lounge/diner with patio door to rear garden with loch views, kitchen, 2 double bedrooms and bathroom. The property further benefits from multi fuel stove, electric central heating, double glazing, ample storage, enclosed front and rear garden grounds with south facing bbq area. Highspeed broadband, 4G and digital television are available.




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Entrance Porch

Timber front door with opaque glass insert to good size entrance porch with space for outdoor boots and clothing. Laminate flooring, electric panel heater, shelf storage, pendant lighting and scenic window views of Loch Fyne.

Entrance hallway 2.94m x 1.43m

Light and bright space with laminate flooring, glass insert doors, smoke detector, carbon monoxide monitor, central heating radiator, pendant lighting and access to kitchen and lounge. Carpeted staircase to first floor with a storage cupboard underneath.

Lounge/diner 5.9m x 2.6m

Welcoming family lounge with dining area. Dual aspect window views to the front and rear of the property. Recently installed multi fuel stove with slate hearth and feature beam above. Patio door access to south facing rear garden and bbq area with superb loch views. Carpeted flooring, two central heating radiators, smoke alarm, carbon monoxide monitor, feature pendant lighting, ample space for lounge and dining furniture.

Kitchen 3.18m x 2.79m

Good sized kitchen with matching wall and base units, ample worktop space, double stainless steel sink with mixer tap and white tile splashbacks. Vinyl flooring, feature spotlighting, power and plumbing for white good. Access door leading to rear garden.

First Floor

Carpeted staircase with dual hand rails to first floor landing with central heating radiator, smoke detector, socket points and loft hatch access.

Bedroom one 3.92m x 2.87m

Good size double bedroom with elevated loch views to rear. Carpeted flooring, tastefully decorated with feature dado rail. Central heating radiator, pendant lighting and ample room for freestanding bedroom furniture.

Bedroom two 3.93m x 2.96m

Good sized bedroom with loch views to the front, ample space for freestanding bedroom furniture, pendant lighting, carpeted flooring, feature wall panelling and central heating radiator.

Bathroom 1.9m x 1.66m

White three piece suite with triton electric shower over bath, glass shower screen, tiling to walls, WHB with vanity storage below, WC, tiled splashbacks, central heating radiator, opaque window to rear and flush ceiling lighting.

Outside Space

Well maintained enclosed front garden with well established plants, shrubs and annual flowering perennials. Areas and pathways laid to slabs and decorative gravel chips with wooden border edging. South facing rear garden with loch views. The enclosed garden has a good size timber store, coal bunker and space for a garden shed. The raised patio with ample seating space is ideal for family gatherings and bbq's. The local pier with lighthouse, shores of Loch Fyne and the Crinan Canal with its 9 mile towpath are nearby and add to the outdoors activities available nearby.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, The Rumbly Tumbly cafe and many more. Ardrishaig also has tennis courts, bowling green, local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water. The nearby town of Lochgilphead has a Joint Campus School, sports facilities, a supermarket, various local shops, restaurants, local hospital, Dentist and Vets.

The property has a great location for sailing enthusiasts looking to enjoy the Crinan Canal and Loch Fyne.

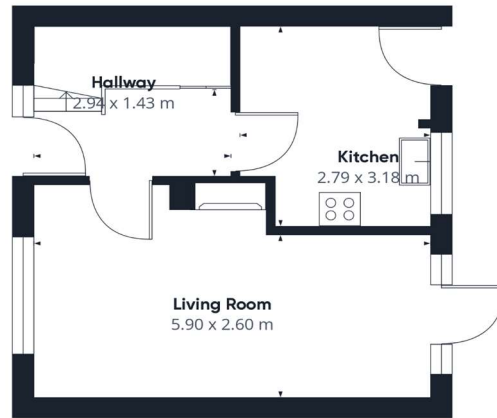
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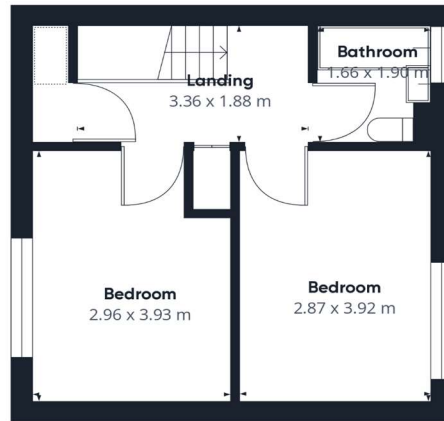
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Floor 0



Floor 1

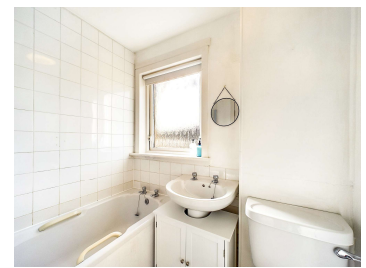
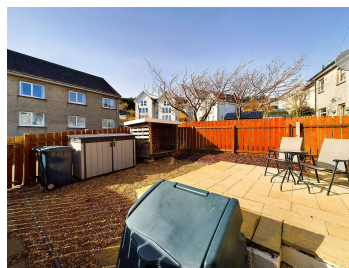


Approximate total area¹⁾
64.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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