



2 Bedroom Semi Detached

Guide Price: £125,000

14 Glenfyne Park, Ardrishaig, Argyll, PA30 8HQ

Family home in walk-in condition with partial views of Loch Fyne to the rear. Ideally set in an established residential area of Ardrishaig and within short walking distance to the local primary school, iconic Crinan canal and local amenities. Comprising; lounge/diner with Juliet balcony, fitted kitchen, 2 double bedrooms and a family bathroom. The property further benefits from a recently installed wood burning stove, oil central heating, double glazing, enclosed garden grounds, private driveway parking, log store, garden equipment store and partially floored loft space. Highspeed broadband, 4G and digital television are available.




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Entrance

Timber front door with glazed insert into entrance hall. Window views to side. Pendant light, space for outdoor footwear and coat hanging. Access to lounge/diner. Carpeted stairs with feature handrail to first floor landing.

Lounge/diner 6.37m x 4.14m

Spacious and bright room with dual window views to the front and rear gardens. Juliet balcony with French glazed doors to the rear garden attracting lots of natural light (ready for rear decking if desired). Recently installed wood burning stove with slate hearth and timber mantle provides the focal point in this open plan room. Dual central heating radiators, feature spotlighting, tv point, socket points, oak effect flooring, understairs storage and ample room for lounge and dining furniture.

Kitchen 2.79m x 2.77m

Country style wall and base units with various storage options, contrasting black worktop, cooker space with extractor hood and tile splashback. Stainless steel sink with swan neck tap, vinyl flooring, spotlights, smoke detector, socket points, space and plumbing for freestanding white goods. Window views and exterior door access to the side and back gardens with drying green.

First floor

Carpeted stair to first floor landing with feature black iron banister, smoke detector, pendant lighting, window view to the side, hatch access to partially floored loft with lighting and drop down ladder.

Bedroom One 4.35m x 2.94m

Good size double bedroom with dual window views to the front. Carpeted flooring, downlighting, central heating radiator, socket points and ample room for freestanding bedroom furniture.

Bedroom Two 3.35m x 2.48m

Rear facing double bedroom with partial views of Loch Fyne and the countryside beyond. Carpeted flooring, central heating radiator, downlights, socket points and ample room for bedroom furniture.

Bathroom 1.9m x 1.7m

White 4 piece suite, shower enclosure with glazed door, fully tiled and electric shower unit, full size bath with white tile splashback and timber panel, WHB with vanity storage below and top flush WC. Opaque window to rear, central heating radiator, spotlighting and vinyl flooring.

Outdoors

There are garden grounds to the front side and rear of the property. To the front a stone chipped driveway and easy maintenance garden welcomes you with private parking. To the side garden there is a garden shed and log stores. Stone chipped pathways to the main rear lawn area with drying green and surrounding shrubs/bushes. The rear garden has a hedge and fence boundary with veg patches at the bottom of the garden.

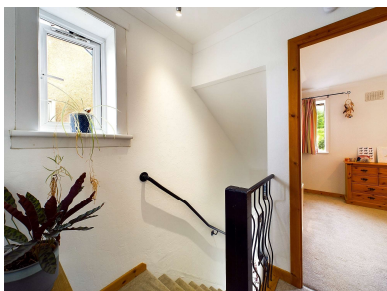
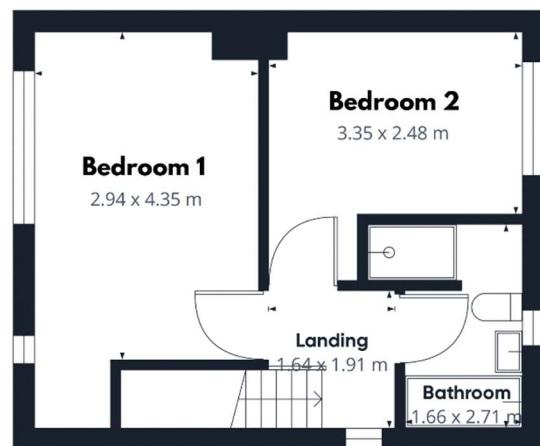
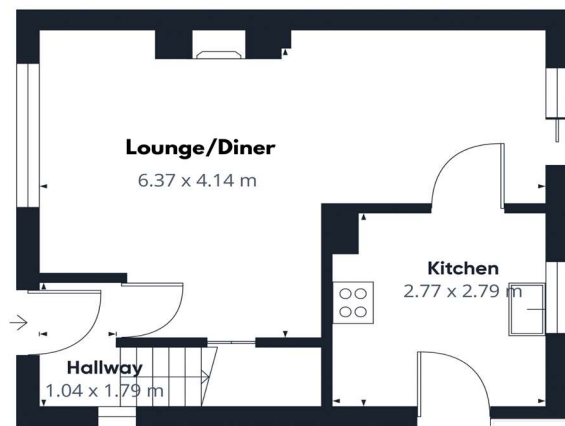
The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, the Rumbly Tum cafe and many more. Ardrishaig also has a local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning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

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