

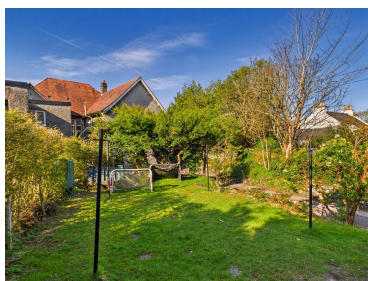


## 3 Bedroom Semi Detached

Offers Over: £225,000

Ardlussa, Manse Brae, Lochgilphead, Argyll, PA31 8QZ

Traditional and extensive family home that is ideally situated in a desirable central location with a short walk to the local joint campus school and amenities. This unique family home boasts comfortable living space, period features and elevated loch views. Comprising; Lounge, kitchen, dining room, utility, 3 double bedrooms, family bathroom and ground floor WC. The property further benefits from oil central heating, ornate fireplaces, original interior doors, double glazing and ample storage space throughout including loft space. There is a parking area to rear a further space at the property entrance. Front and rear gardens with drying green, garden shed and patio seating area. High speed broadband, 4G and digital television are available. EPC rating E53 – Council tax band E.



  
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#### Entrance Porch/Hallway 2.42m x 2.36m

Side entrance with exterior door to glazed porch currently used as a home office/playroom. Dual aspect window views to front and side. Laminate flooring, pendant lighting, central heating radiator, sockets points and plenty of space for outdoor clothing and footwear. Inner hallway with tiled flooring leading to parquet flooring, pendant lighting, smoke detector and socket point.

#### Lounge 5.32m x 4.53m

Inviting family room with full height bay window with partial views towards Loch Gilp and the countryside beyond. Ornate electric fireplace with green vintage style tiled hearth and timber mantle. Picture rails, central heating radiator, wooden flooring, wall mounted TV point and socket points. Plenty of space for freestanding lounge furniture.

#### Dining room 3.52m x 3.52m

Lovely room with window view to side, decorative archway to kitchen and ornate open fireplace (functional) with tiled hearth and original surround. Ample space for dining furniture, central heating radiator, wooden flooring, pendant lighting, socket points and large inbuilt storage cupboard with shelving.

#### Kitchen 3.48m x 2.72m

Country style kitchen with Belfast sink, chunky oak worktops and matching wall and base units with feature cup handles. Various storage options throughout including glazed display cabinet. Range cooker with 5 zone gas hob, electric oven and grill and extractor hood above. Tiled splashbacks, tiled flooring, ample socket points, spotlighting, integrated dishwasher and fridge.

#### Rear hallway

Entry door from convenient single car parking area, laminate flooring, feature pendant lighting and coat hooks.

#### Utility 2.04m x 1.60m

Space and plumbing for multiple white goods, coat hooks, shelving, pendant lighting, tiled flooring and socket points.

#### WC 1.63m x 0.81m

Two piece suite with WC and WHB. Tiled flooring, opaque window to side, wet wall splashback to WHB and heated towel rail.

#### First Floor

Carpeted staircase with wooden balustrade, three windows to side of property welcoming lots of natural light. First floor hallway has space for furniture (currently utilised as home office space), window views to side, socket points, smoke detector, two central heating radiators, pendant lighting and loft hatch access.

#### Bedroom One 4.54m x 4.27m

Impressive double bedroom with elevated window views towards Loch Fyne and the countryside beyond. Ornate fireplace with vintage green tiled hearth, wooden flooring, pendant lighting, socket points (USB) and central heating radiator. Original inbuilt corner wardrobe with mirrored door and drawer. Plenty of room for freestanding bedroom furniture.

#### Bathroom 2.36m x 2.24m / WC 2.52m x 0.81m

Traditional split use arrangement with separate bathroom to one side of the partition wall and WC to the other. Bathroom area with a large corner bath, WHB and thermostatic shower enclosure with glazed screen. Opaque window to side, tiling to walls, extractor fan, central heating radiator, wall mounted mirrored cabinet and pendant lighting. WC area with tile effect vinyl flooring, pendant lighting, WC with vintage wall mounted toilet tissue holder. Window view to side.

#### Bedroom Two 3.63m x 3.40m

Double bedroom with window views to the side. Carpeted flooring, picture rail, pendant lighting, socket points and central heating radiator. Original inbuilt wardrobe with mirrored door and drawer. Ample space for freestanding bedroom furniture.

#### Bedroom Three 2.99m x 2.75m

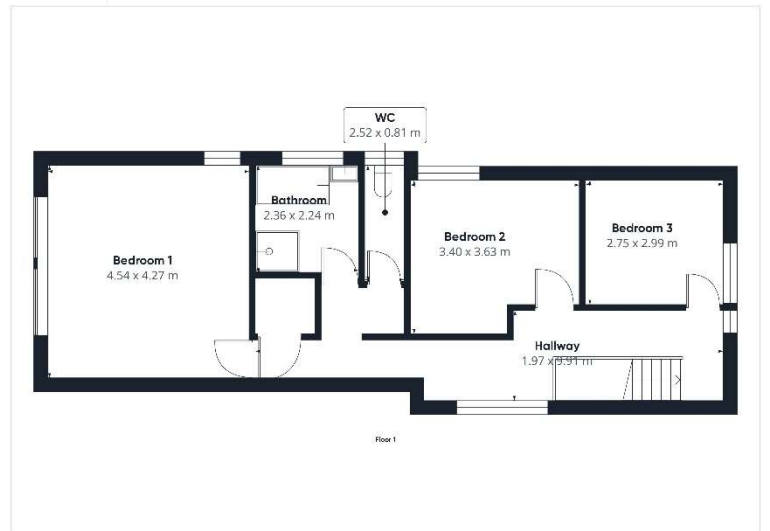
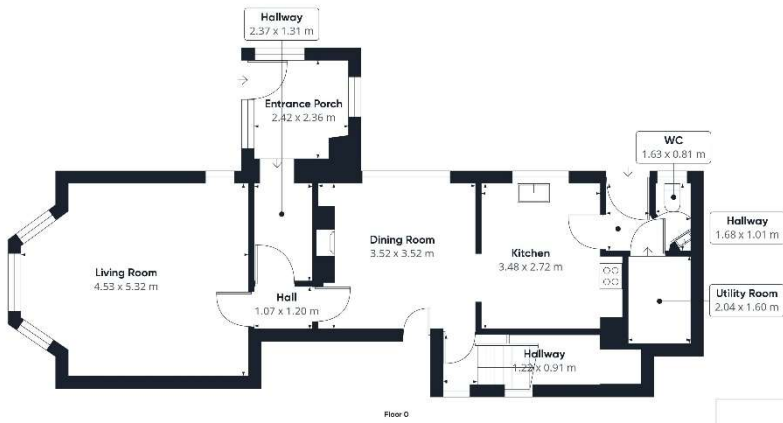
Double bedroom with window views to rear. Laminate flooring, picture rail, pendant lighting, socket points and central heating radiator. Wall mounted TV point and ample space for freestanding bedroom furniture.

#### Outdoor space

The property is set on an elevated position accessed by a shared driveway with various bushes and shrubs on the banking. One private parking space at the rear entrance door and a further shared parking area to the rear which allows parking for several vehicles or boat storage. Dual access from either the rear car park or front driveway entrances. To the side of the property is a fenced garden area with lawn and slabbed pathway welcoming you to a covered patio seating area accessed directly from the glazed porch. The rear gardens with lawn area offers families the ideal space for outdoor activities and horticulture with a drying green, further seating area and various flowering perennials compliment the grounds. Timber tool shed situated in rear car park.

#### Location

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, car garages, banks, opticians, primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumbly Tump café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.



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