



## 2 Bed Semi Detached House

Guide Price: £140,000

17 Duntrune Place, Kilmory, Lochgilphead, Argyll, PA31 8TT

Well presented family home with off street parking for 2 cars, private enclosed gardens and partial Loch views from bedroom one. Comprises; Lounge, modern and well fitted out open plan kitchen/diner, two double bedrooms and family bathroom. The property further benefits from recently installed double glazing, partially floored loft storage space, off peak electric heating, neatly presented gardens with patio seating areas and shed. Located in a popular area of town with a short walk to school, the local sports centre and Lochgilphead's many amenities. High speed broadband, 4G and digital television are available. EPC D64 – Council tax band C.



  
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### Entrance

Glazed UVPC exterior door leads to entry with coat hooks, door to lounge/diner and carpeted stairs to first floor accommodation.

### Lounge 4.10m x 3.20m

This delightful room has access to the kitchen/diner through opaque glazed doors. Ample space for lounge furniture, laminate flooring, feature pendant lighting, off peak electric heater, tv and socket points.

### Open plan Kitchen/Diner 5.08m x 3.29m

Light and bright open plan area with half glazed door giving direct garden access to the rear. Dining area has space for dining table and chairs with pendant light above and lovely views of the garden. Laminate flooring, off peak electric storage heater and spotlighting. An array of ivory wall and base units with designer handles, storage options and granite worktops. Space and plumbing for white goods. Mid-level oven, microwave and grill, 4 zone induction hob, extractor hood, integrated slim line dishwasher, stainless steel sink and pantry cupboard.

### First floor

Carpeted stairs to landing with carpeted flooring, lighting, smoke alarm and loft hatch access.

### Bedroom One 3.30m x 3.13m

Double bedroom with partial elevated loch views to the rear. Carpeted flooring, pendant lighting, inbuilt mirrored wardrobe, socket points and space for additional freestanding furniture.

### Bedroom Two 4.09m x 2.06m

Double bedroom with window views to the front. Carpeted flooring, pendant lighting, inbuilt mirrored wardrobe, inbuilt cupboard over the stairs, socket points, electric panel heater and space for additional freestanding furniture.

### Bathroom 1.84m x 1.70m

White 3 piece suite with electric shower and screen over the bath, WHB and WC. Vinyl flooring, tiling to walls, heated towel rail, shaver/toothbrush point, timber cladding to ceiling with spotlighting and opaque window.

### Outdoor space

Off road parking for two cars to the front of the property. Fencing defines a neat front garden with lawn area with bedding area and slabbed pathways. To the rear a good sized level garden with fencing provides privacy and safety for children and pets. Mainly laid to lawn with active bedding areas, slabbed pathway, whirligig and timber shed.

Gate to side provides access to side path and front of property. EPC rating D64 – Council tax band C.

### Location

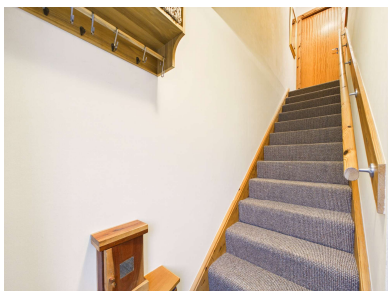
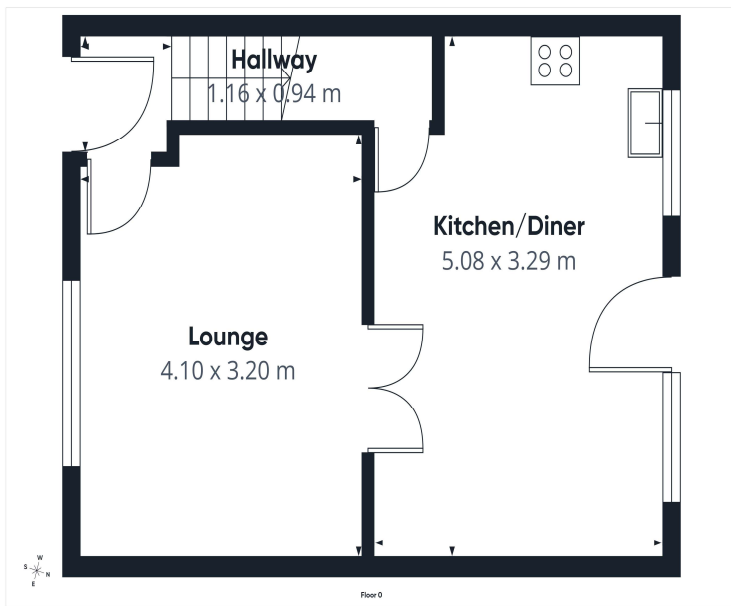
The property is a short walk to the local schools and amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, opticians builders merchants, sports centre, swimming pool and post office. The local countryside is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities. Blarbuie and Kilmory woods to the west and east are both a short walk/ a mile away. 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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