



3 Bed Semi Detached House

Guide Price: £245,000

Craiglee Cottage, Castleton, by Lochgilphead, Argyll, PA31 8RU

Peacefully positioned within the sought-after Castleton Estate, Craiglee Cottage is a traditional three, potentially four bed semi detached home within a small hamlet of rural properties. Offering flexible accommodation together with an extensive attached steading providing useful garage, workshop, utility and or storage space. Located 5 minutes from Lochgilphead and conveniently placed for the local high school, the property enjoys attractive countryside surroundings with views towards Loch Fyne from around the property and selected windows. Accommodation currently comprises a lounge and dining room, both with wood burning stoves, spacious breakfasting kitchen, ground floor bathroom, three first floor bedrooms, home office and WC. Additional benefits include oil central heating with traditional radiators, double glazing, cottage style timber internal doors and loft space. Off road parking, good sized lawned garden with partial loch views and setting areas add to the appeal of this rare find. EPC rating D64, Broadband, 4G and digital television available.




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Hallway 3.06m x 2.23m / 2.35m x 2.03m

Spacious welcoming hallway providing access to all ground floor accommodation, ample space for furniture, large storage cupboard, wood effect flooring, traditional central heating radiators and ceiling spotlighting. Carpeted staircase rises to the first floor.

Lounge 3.78m x 4.67m

Comfortable lounge, potential ground floor bedroom 4 if required. Dual aspect windows providing plenty of natural light and attractive outlooks. A wood burning stove set within the fireplace forms a cosy focal point, with carpeted flooring, traditional central heating radiators, pendant lighting, wall lights, TV point and ample space for freestanding furniture.

Dining Room 3.14m x 4.69m

Bright and spacious dining room, potential lounge if 4th bedroom is configured. Attractive bay window overlooking the garden and a wood burning stove set within the fireplace. Wood effect flooring, traditional central heating radiator, pendant lighting and wall lighting. Ample space for a dining table and chairs and freestanding furniture. Open access leads directly into the breakfasting kitchen.

Breakfasting Kitchen 4.32m x 4.53m

Generous kitchen fitted with a wide range of wall and base units, complementary work surfaces and tiled splashbacks. A traditional oil fired Rayburn range cooker provides hot plates, oven and a warming oven. Ample space for a round dining table and chairs, tiled flooring, and ceiling spotlighting. Inbuilt dishwasher, space for freestanding fridge/freezer, stainless steel 1 ½ bowl sink with mixer tap positioned below the rear window with pleasant countryside outlook.

Bathroom 2.33m x 2.39m

White four piece family bathroom comprising bath with mixer taps and handheld shower attachment, separate thermostatic shower enclosure, wash hand basin and WC. Tiled splashbacks, tile effect vinyl flooring, traditional central heating radiator/towel rail, opaque window and ceiling spotlighting.

First Floor

Carpeted staircase rises to the first floor landing, providing access to all three bedrooms, home office and separate WC. Velux window above the stairs, loft hatch access and pendant lighting. Coomb ceilings to all rooms on the first floor.

Bedroom One 4.12m x 4.98m

Principal bedroom with an attractive dormer bay window to the front providing excellent natural light and views over the garden and surrounding countryside. Carpeted flooring, traditional central heating radiator, pendant lighting and extensive built-in storage, with ample space for freestanding bedroom furniture.

Home Office 1.84m x 1.41m

Compact and useful home office with Velux window providing natural light. Carpeted flooring, central heating radiator, inbuilt storage unit, desk space and power points. Additional household storage area if preferred.

Bedroom Two 4.22m x 2.44m

Bedroom with dormer window providing a pleasant outlook over the surrounding countryside, carpeted flooring, central heating radiator, pendant lighting and useful built-in storage.

Bedroom Three 3.75m x 2.46m

Further bedroom with dormer window providing natural light, carpeted flooring, central heating radiator, pendant lighting and TV point.

WC 1.35m x 1.48m

Convenient first floor 2 piece WC with central heating radiator, extractor fan, Velux window providing air and natural light.

Attached Steading

Garage/Workshop 5.13m x 5.29m / Utility Area 3.06m x 2.41m / Store/Tack Room 2.35m x 2.44m

Traditional attached steading comprising a substantial garage/workshop with concrete flooring, lighting and roller door access, a practical utility area with space and plumbing for white goods, and an equipped tack room providing useful storage for equestrian equipment. The steading offers excellent practical space with flexibility for a variety of workshop, storage, hobby or other uses.

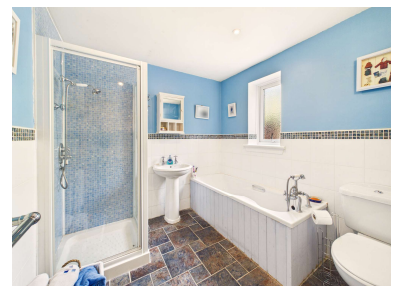
Grounds

Craiglee Cottage enjoys an attractive garden frontage, predominantly laid to level lawn with established trees, shrubs and planting. The front lawn is currently open with the adjoining property, although the individual boundary could easily be defined by fencing if desired. Parking and hardstanding are positioned to the side and rear, providing convenient access to the property and attached steading. Pleasant open outlooks from the garden extend towards the surrounding countryside and Loch Fyne.

Location

Occupying a desirable position within the sought-after Castleton Estate, the property enjoys a peaceful rural setting on the outskirts of a small hamlet of properties whilst remaining just a short drive from Lochgilphead and its excellent range of amenities. The surrounding area is renowned for its outdoor lifestyle, offering opportunities for fishing, boating, shooting, walking, cycling and wildlife watching, along with easy access to Loch Fyne and the wider Argyll countryside. Lochgilphead provides a Co-op supermarket and Tesco Express alongside a range of independent shops and essential services including a hospital, dentist, vets, banks, opticians and primary and secondary schools.

Leisure facilities include a swimming pool, sports centre and a variety of cafés, restaurants and hotels. Nearby attractions include the picturesque Crinan Canal, marinas at Craobh Haven, Ardfern and Crinan, and the historic sites of Kilmartin Glen.



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