



2 Bed Ground Floor Flat

Guide Price: £80,000

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

Well presented ground floor property with private front and back door. Situated within a popular residential area of Lochgilphead, enjoying an elevated position with attractive views across the town towards Loch Gilp. Open plan lounge, dining and kitchen area, 2 double bedrooms and a modern shower room. The property further benefits from recently installed double glazing, new front door and off peak electric heating. Externally, there is a sloping lawn and seating area to the front, a private enclosed rear garden with rural backdrop and resident parking with an allocated space for the property. Kilmory is conveniently placed within walking distance of the joint campus school, shops and the wide range of amenities available in Lochgilphead. Broadband, 4G and Digital TV are available. EPC rating C69 – Council Tax Band C.




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Entry

Entrance vestibule with new entrance door, space for coats and footwear. Internal door leading through to the lounge/diner.

Lounge/Diner 4.76m x 3.40m

Bright open plan room with ample space for freestanding lounge and dining furniture. Window to the front enjoying elevated views across the town towards Loch Gilp, carpeted flooring, Quantum high retention heater, pendant lighting, TV point and sockets.

Kitchen 3.42m x 2.92m

Modern fitted kitchen with a range of dove grey shaker style wall and base units, contrasting worktops and matching upstands. Integrated electric hob with oven below, composite sink, space and plumbing for white goods. Large window overlooking the private rear garden, vinyl flooring, ceiling lighting and sockets. Rear door to garden with drying area.

Hallway

Inner hallway located off the lounge, providing access to both bedrooms and the shower room. Wood effect flooring, electric panel heater, lighting and hot water tank cupboard.

Bedroom One 3.41m x 2.83m

Double bedroom with ample space for freestanding furniture and mirrored inbuilt wardrobe. Window providing partial loch views, natural light, carpeted flooring, electric panel heater, ceiling lighting and sockets.

Bedroom Two 3.11m x 2.62m

Double bedroom with space for freestanding furniture and mirrored inbuilt wardrobe. Window overlooking the rear garden, carpeted flooring, electric panel heater, ceiling lighting and sockets.

Shower Room 3.08m x 1.50m

Modern shower room fitted with a good size shower enclosure with electric shower, WC and vanity WHB with vanity storage below. Stone tile effect wet wall panels, vinyl flooring, heated towel rail, opaque window, ceiling lighting and extractor fan.

Outdoor space

The property enjoys an elevated setting with a sloping lawned garden to the front and views across the surrounding area towards Loch Gilp. To the rear is a private enclosed garden with rural backdrop, space for outdoor seating, whirligig and shed if required. Resident parking with allocated space to the front of the property.

Location

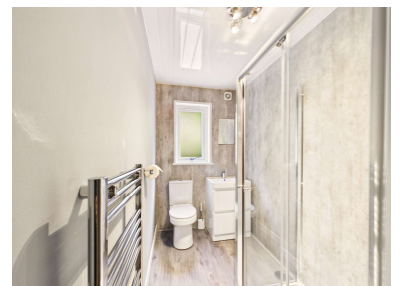
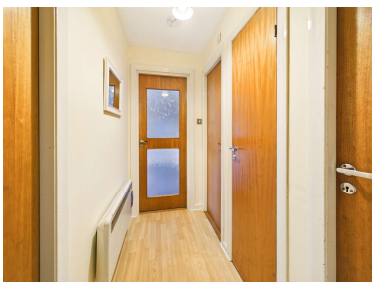
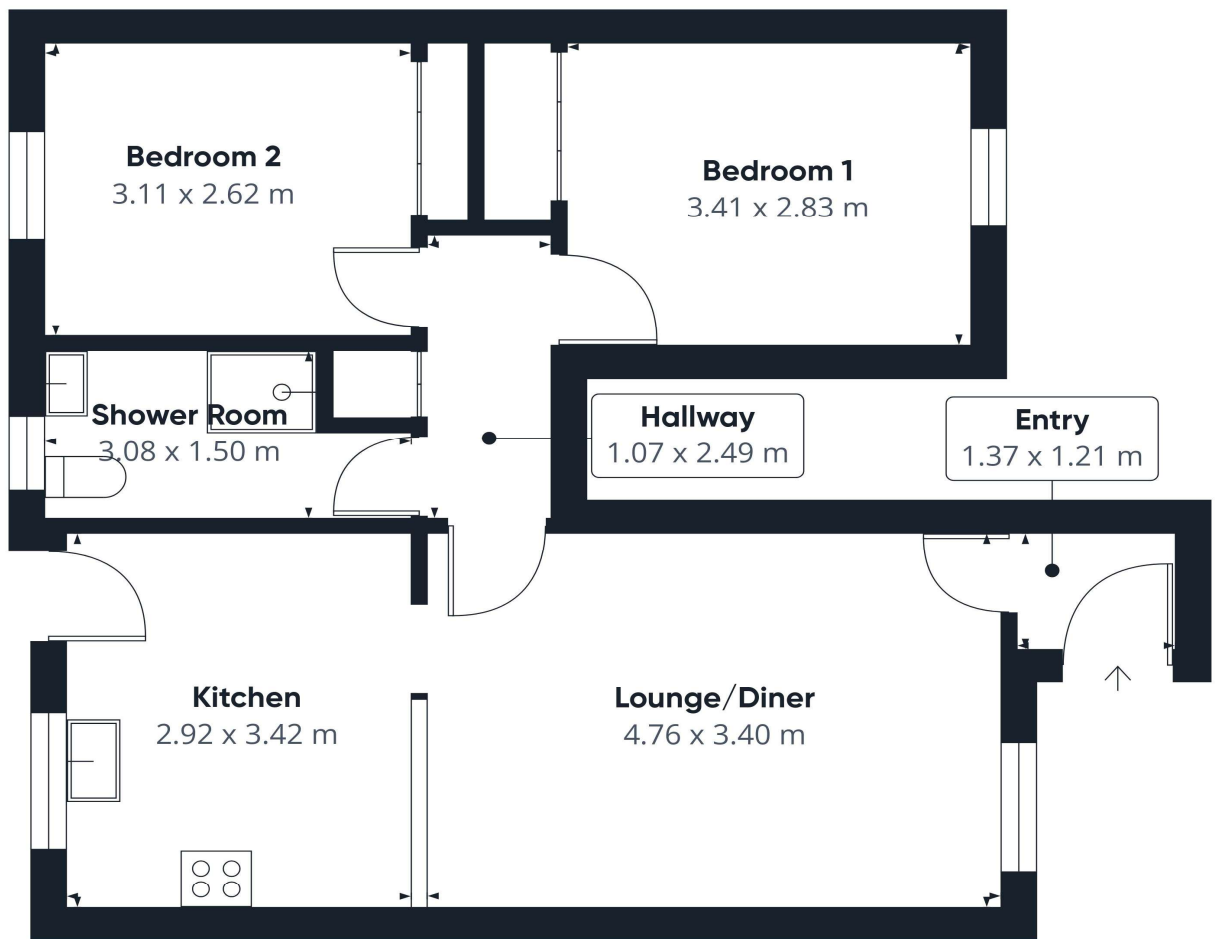
Kilmory is a popular residential area of Lochgilphead, conveniently positioned for access to the town and its amenities. Lochgilphead offers a good range of shops, supermarkets, cafés and everyday services, together with the Joint Campus providing primary and secondary education, Mid Argyll Community Hospital and leisure facilities. The town sits at the head of Loch Gilp and is well placed for enjoying the surrounding countryside, woodland and coastal walks. Regular bus services provide connections throughout Mid Argyll and onwards towards Oban, Inveraray and Glasgow.

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