

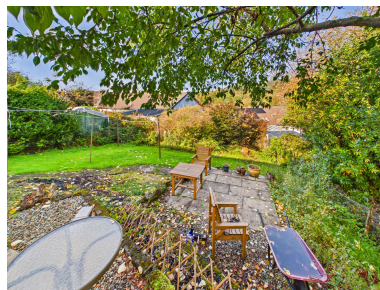


2 Bed Semi Detached Bungalow

Guide Price: £185,000

7 Grizedale, Cairnbaan, by Lochgilphead, Argyll, PA31 8SP

Tucked away in a quiet spot within the popular village of Cairnbaan, with the Crinan Canal and country walks nearby. This delightful semi-detached bungalow offers well presented accommodation all on one level, complemented by a number of recent upgrades. The property benefits from a recent air source central heating and hot water system, shaker style kitchen, bathroom, oak interior doors, new front entrance door and recent flooring, alongside a modern kitchen and contemporary bathroom. The accommodation comprises a lounge, kitchen/diner, two double bedrooms and bathroom with useful utility cupboard. Outside, the property enjoys established garden grounds with a large sloping rear lawn, patio seating area and driveway parking, with additional resident parking available in the nearby car park. Cairnbaan is well placed for enjoying the Crinan Canal and surrounding countryside while remaining within a short commute of Lochgilphead and its wider range of amenities. 4G, broadband and digital television are available. EPC rating C73. Council Tax Band C.




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Entrance

Recently installed front entrance door into a practical vestibule area with a cupboard providing useful storage for coats and shoes. Vinyl flooring, pendant lighting and glazed oak door leading through to the hallway.

Hallway

Central hallway providing access to the main accommodation. Vinyl flooring, central heating radiator, spotlighting and loft hatch access. Recent oak interior doors lead to all rooms.

Lounge 4.87m x 3.47m

Bright and inviting lounge with full height window to the front providing plenty of natural light and ample space for freestanding lounge furniture. Vinyl flooring, two central heating radiators, wall lighting, feature pendant lighting, sockets and television point.

Kitchen/Diner 4.63m x 2.51m

Recently installed shaker style wall and base units with contrasting worktops and composite sink. Integrated four zone electric hob, mid level oven/grill and integrated slimline dishwasher. Additional space and plumbing for white goods, window to the rear of the property, ample space for freestanding dining furniture, vinyl flooring, vertical central heating radiator, spotlighting and sockets.

Bedroom One 3.62m x 3.59m

Largest of the two double bedrooms with ample space for freestanding bedroom furniture. Full height window provides excellent natural light, triple inbuilt wardrobe, vinyl flooring, central heating radiator, sockets and pendant lighting.

Bedroom Two 3.91m x 2.60m

Double bedroom with space for freestanding furniture and useful inbuilt double wardrobe. Full height window provides plenty of natural light, with vinyl flooring, central heating radiator, sockets and pendant lighting.

Bathroom 2.86m x 1.92m

Recently installed, contemporary bathroom with black finishes. Full sized bath, electric shower and glazed screen above, stylish countertop WHB set on a vanity unit with storage below, and WC. Tile effect wet wall splashbacks complement the suite, with parquet style vinyl flooring, heated towel rail, recessed ceiling lighting and opaque window to the rear. A useful utility cupboard provides space and plumbing for a washing machine along with fitted shelving for household and linen storage.

Outdoor space

Established gardens surround the property, with a variety of mature shrubs and trees providing colour and an attractive environment for local wildlife. A sizeable slabbed patio provides an excellent area for outdoor seating, dining and entertaining, with plenty of space for garden furniture and pots. The large lawn to the rear slopes away from the property and provides further garden space, with room for a small garden shed if desired. An outside tap is also provided, private driveway provides off road parking for one vehicle, with additional resident parking available in the nearby car park.

Location

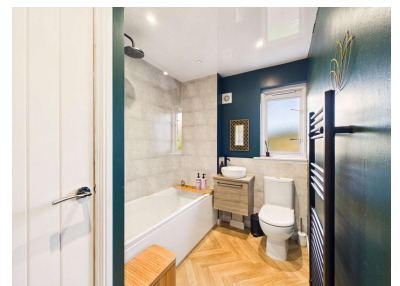
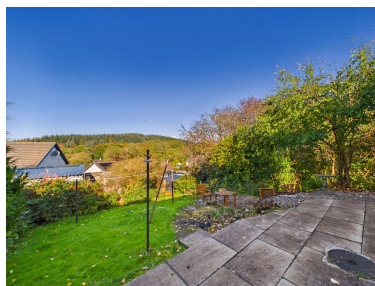
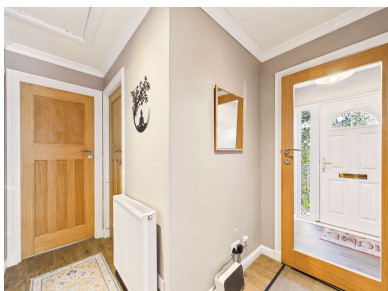
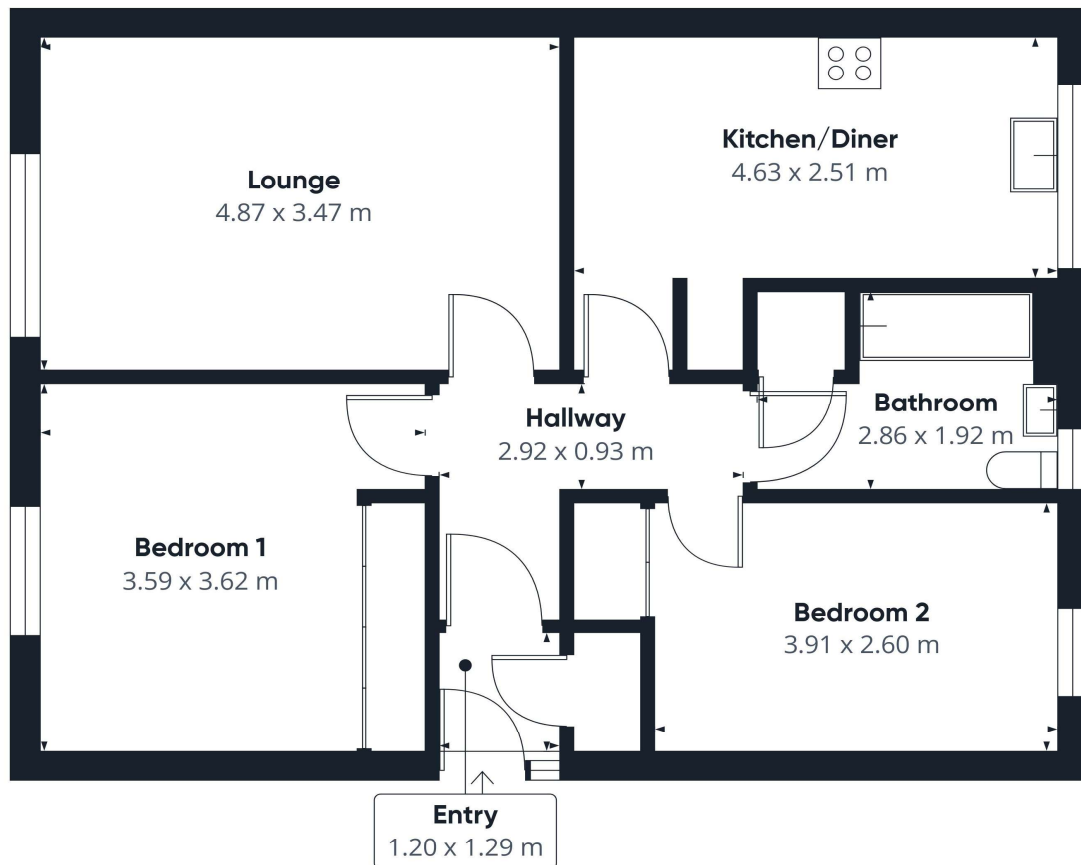
Cairnbaan is a picturesque canal side village situated approximately three miles from Lochgilphead and surrounded by the scenic countryside of Knapdale. The Crinan Canal passes through the village and its towpath provides approximately nine miles of walking and cycling between Ardrishaig and Crinan, with attractive woodland and waterside routes readily accessible from the property. The nearby town of Lochgilphead offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, a hospital, medical services and leisure facilities. The wider Mid Argyll area is renowned for its coastline, forestry, wildlife and historic attractions, with Kilmartin Glen, Crinan and the west coast all within easy reach.

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