



PETER MURPHY & Co  
ESTATE AGENTS



## 2 Torran-Mhor, Lochgilphead, PA31 8WJ

**Fixed Price £220,000**

2 Stone View is a stunning property in the peaceful village of Ford. This 4 bedroom detached house has been expertly built and fitted to a high standard and would make a spacious family home. On entering the property, there is a good sized porch perfect for outdoor clothing. Entering through the internal door, there is a large open plan kitchen, diner and lounge area with a wood burning stove and double patio doors leading out to the front garden making this a lovely space to entertaining family and friends. The well equipped kitchen has plenty of preparation space and benefits from a modern design . Located off the kitchen is a utility room and additional storage room with plumbing for most white goods. To the right of the kitchen there is a hallway leading to a family bathroom comprising of a bath, separate shower sink & WC, two bright double bedrooms and a cupboard under the stairs which provides excellent storage space. Moving upstairs there is an open hallway which leads to a double bedroom to the right and a Jack and Jill shower room to the left that links in to the fourth double bedroom. Both double bedrooms have ample space for extra storage and bay windows which allows plenty of natural light.

## Lounge and Kitchen

Open plan kitchen and living room. front and rear facing windows. Access from rear door and downstairs hall



## Bathroom Lower

Downstairs bathroom with shower. Rear facing window with access from hall



## Bathroom Upper

Jack and gill style shower room, front facing window with access from upstairs hall and bedroom 4



## Bedroom 1

Ground floor double bedroom with rear facing window. Access from hall



## Bedroom 2

Ground floor double bedroom with front facing windows. Access from hall



## Bedroom 3

1st Floor double bedroom with front facing windows. Access from Hall



## Bedroom 4

1st Floor double bedroom with front facing windows. Access from hall and bathroom



## Utility Room

Utility room with access to property rear and boiler room



## Location

Located in Ford, a quaint village set off the main road between Oban and Lochgilphead. Ford has the lovely river Ford running through it. This property is just 10 miles from the loch side town of Lochgilphead, which has the main supermarkets, several eateries a hospital and a primary and secondary joint campus. There are also bus links to Oban, Campbelltown and Glasgow.

## Property Front



## Property Rear

### Disclaimer

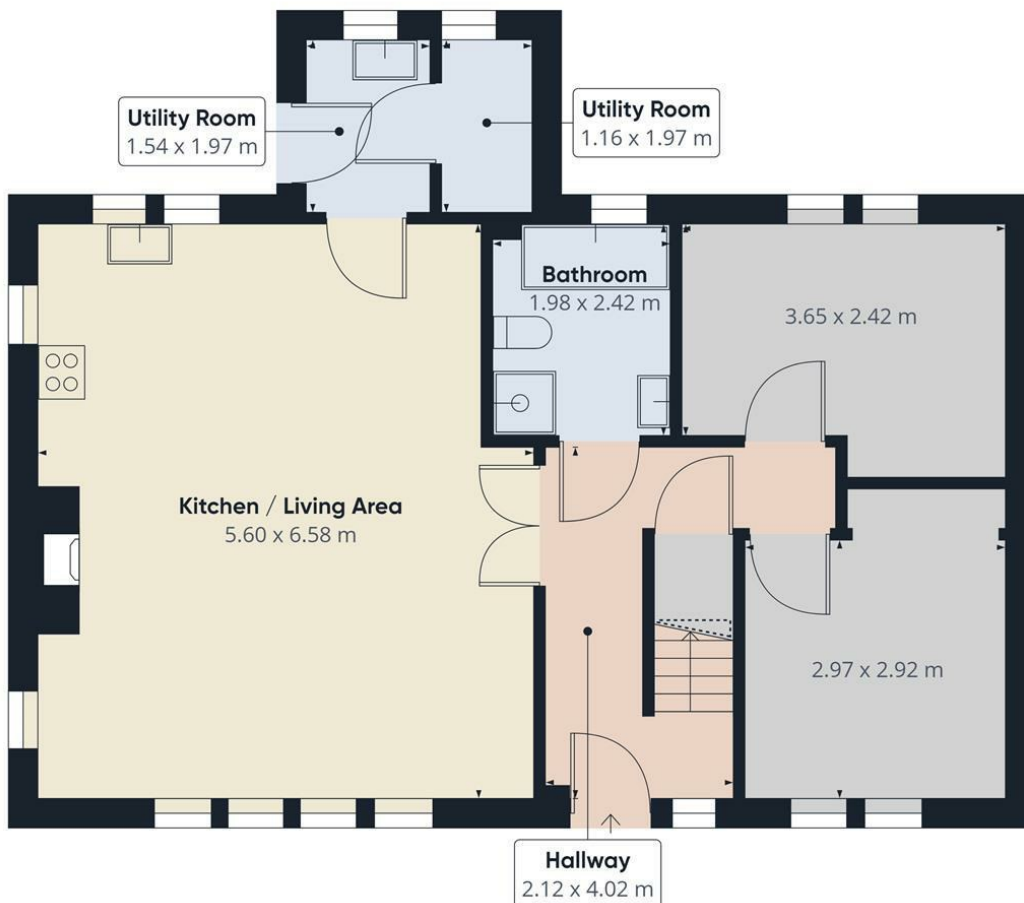
We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## **Miscellaneous**

Tenure - Freehold  
Council Tax - E

## **Services**

Fully double glazed, private water supply, shared septic tank,  
electric central heating.



Ground Floor

Approximate total area<sup>(1)</sup>  
75.93 m<sup>2</sup>

Reduced headroom  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 67                      | 75        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

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