



PETER MURPHY & Co
ESTATE AGENTS



Tighaneas West Bank Road, Lochgilphead, PA30 8HG Offers Over £320,000

REDUCED £5000 UNDER MORTGAGE VALUE

Tighaneas is a well presented, substantial, 4 bedroom house overlooking the Crinan Canal. On the ground floor the front door leads to an inner porch then into the downstairs hall. From the hall there is access to downstairs shower and toilet, dining room and well-appointed kitchen with access to rear of property, large lounge with fireplace and windows overlooking front garden and canal and a double bedroom or study. Upstairs features three double bedrooms, bathroom and ample storage. This property is enhanced with a large and well maintained garden with off road parking and shed. The property benefits from oil fired central heating, log burners and double glazing throughout. Tighaneas is being run as a successful holiday let and the currently required holiday let license has been paid and applied for.

Viewings are highly recommended and available every Saturday.

Living Room

Living room with log burner and large front facing windows. Access from downstairs hall



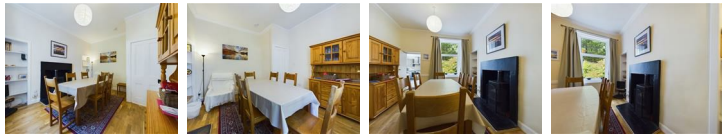
Kitchen

Well sized kitchen with side facing windows, access from dining room and property rear



Dining Room

Dining room with log burner and rear facing window. Access from downstairs hall and kitchen



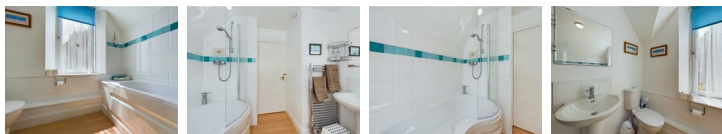
Downstairs Shower Room

Downstairs shower and WC, access from hall



1st Floor Bathroom

Well appointed bathroom, access from 1st floor hall



Bedroom 1

Double bedroom or study with side facing window, access from downstairs hall



Bedroom 2

Double Bedroom with fireplace and side facing window, access from 1st floor hall



Bedroom 3

Double bedroom with front facing window, access from 1st floor hall



Bedroom 4

Downstairs double bedroom or lounge with side facing window, access from hall



Property Front



Property Rear



Location

The property is just a short drive from the centre of Ardrishaig which has a primary school, post office/general store and a selection of restaurants and pubs

Lochgilphead is only a 5 minute drive and has excellent local amenities which include a wide range of shops, banks, schools, garages and a sports centre, hospital and high school.

Ardrishaig is well known for its sailing and the Crinan Canal provides a link to the Sound of Jura and thereafter south to the Mull of Kintyre and beyond, and north to Oban and to the Inner

and Outer Hebrides. Loch Fyne itself opens out into the Firth of Clyde. Other outdoor pursuits in the area include fishing, hill walking, mountain biking and climbing.

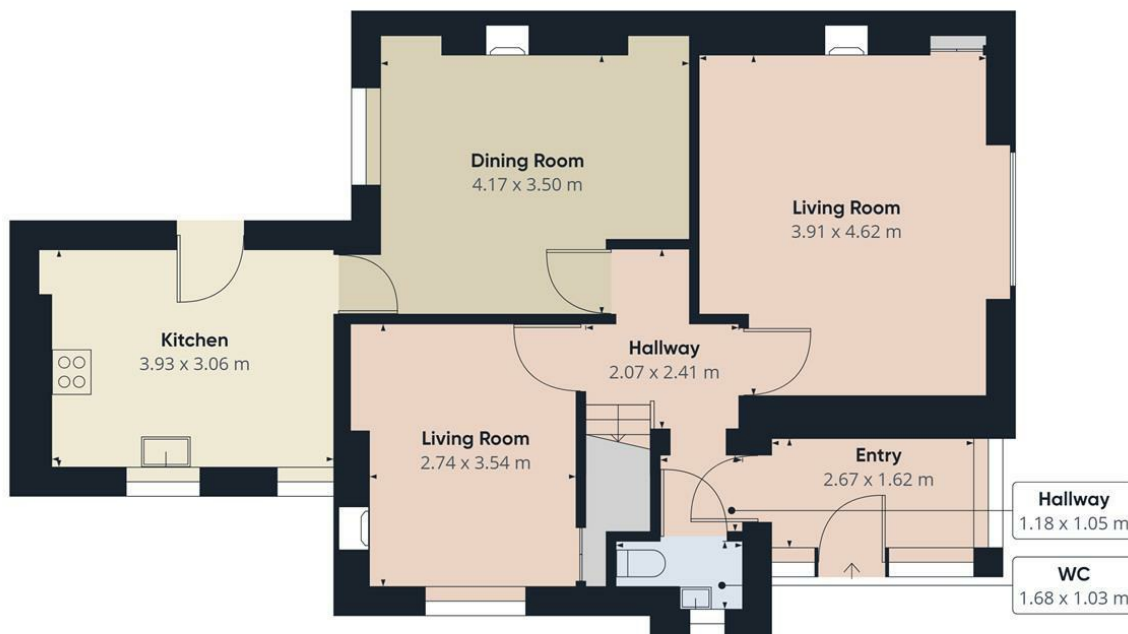
Disclaimer

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 Band: E

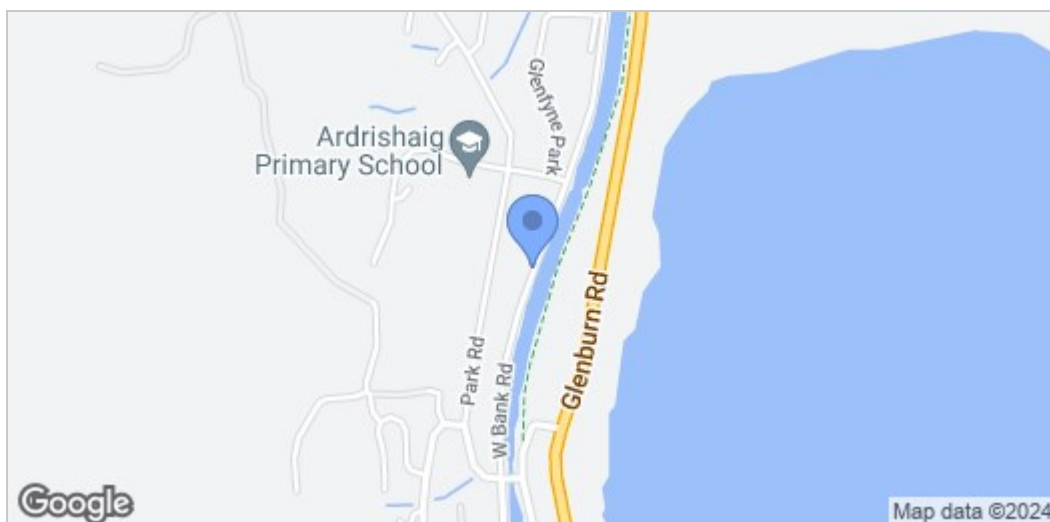


Approximate total area⁽¹⁾
69.80 m²

(1) Excluding balconies and terraces

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			79
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.