



PETER MURPHY & Co  
ESTATE AGENTS



## 8 Stone View, Lochgilphead, PA31 8WJ

**Asking Price £270,000**

8 Stone View is a stunning new build in the peaceful village of Ford. This 4 bedroom detached house has been expertly built and fitted out to a high standard. On entering the property, there is a good sized utility area, fitted with a sink and good worktop space. There is also a large storage cupboard perfect for muddy boots and drying outdoor clothing. To the right, there is a large open plan kitchen, diner and lounge area with a wood burning stove perfect for family living and entertaining family and friends. The well equipped kitchen has plenty of preparation space and benefits from built-in modern appliances including a dishwasher and fridge/freezer. The lounge area has glass double doors opening out on to the decking area. To the left of the kitchen there is a hallway leading to a family bathroom, two bright double bedrooms and a cupboard under the stairs which provides excellent storage space. To the far left side of the dining area there is a large porch which leads to the front door. 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.



## Living Room and Kitchen

Large open plan living room and kitchen. Front and side facing windows with access to property rear.



## Downstairs Bathroom

Modern shower and bathroom with side facing window. Access from downstairs hall



## Utility Room

Utility room with access to property front and storage space.



## Shower Room and WC

1st Floor Jack and Gill style shower and WC. Rear facing window with access from 1st floor hallway.



## OUTSIDE

This property benefits from private off road parking, shared communal area and the property is within the grounds of a historic standing stone. 8 Stone View is in a lovely quiet cu de sac with plenty of countryside that is perfect for walking and nature watching.



## Bedroom 1

Large double bedroom with rear facing window. Access from 1st floor hallway



## LOCATION

Located in Ford, a quaint village set off the main road between Oban and Lochgilhead. Ford has the lovely river Ford running through it and a local shop, BnB and a church. This property is just 10 miles from the loch side town of Lochgilhead, 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.

## Bedroom 2

Large double bedroom with rear facing window. Access from 1st floor hallway



## SERVICES

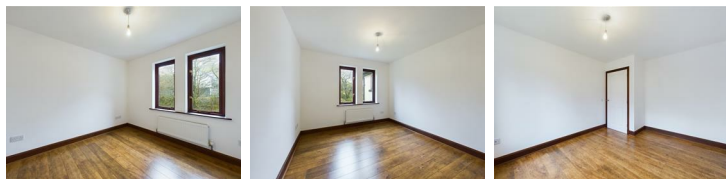
Fully double glazed, private water supply, electric boiler and solar panels for heating water.

Tenure: Freehold

Council Tax Band: A

## Bedroom 3

Double bedroom with rear facing window. Access from downstairs hallway

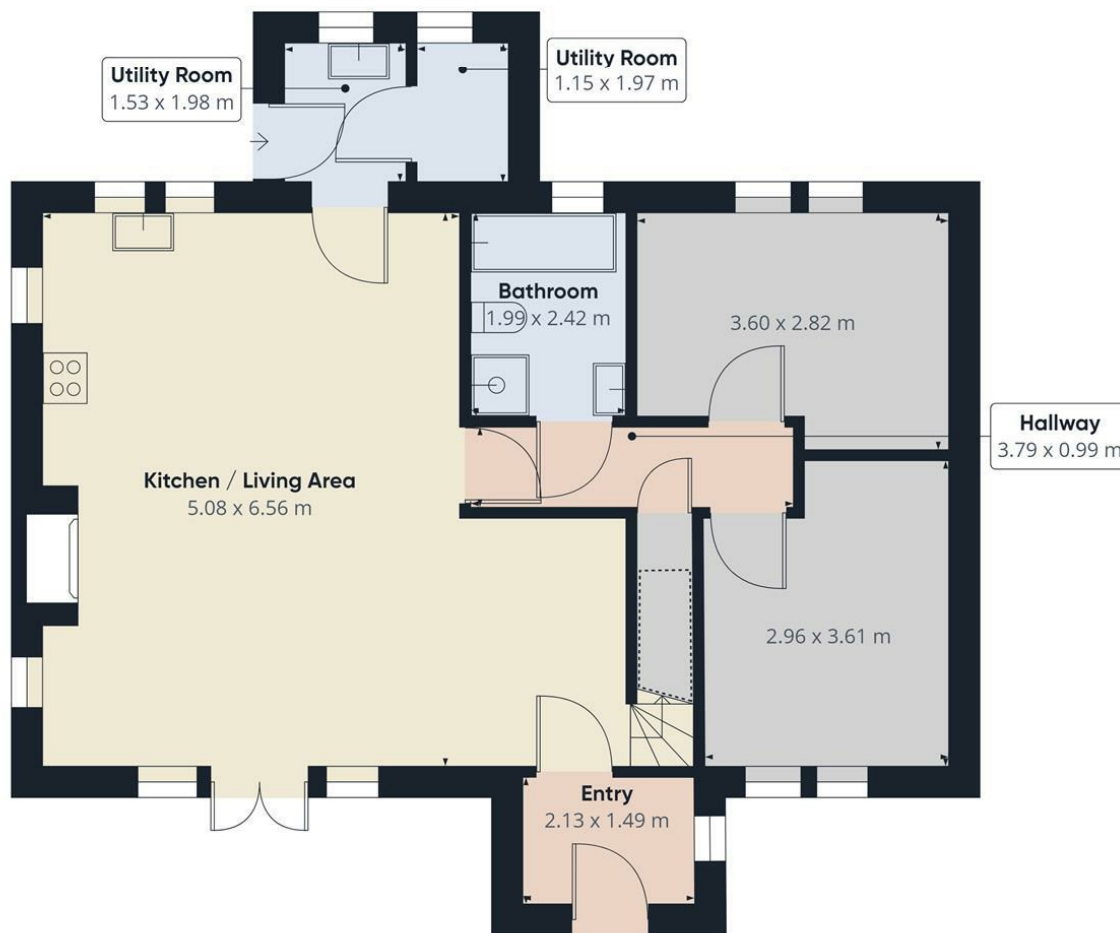


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## Bedroom 4

Double bedroom with rear facing window. Access from downstairs hallway



Ground Floor

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

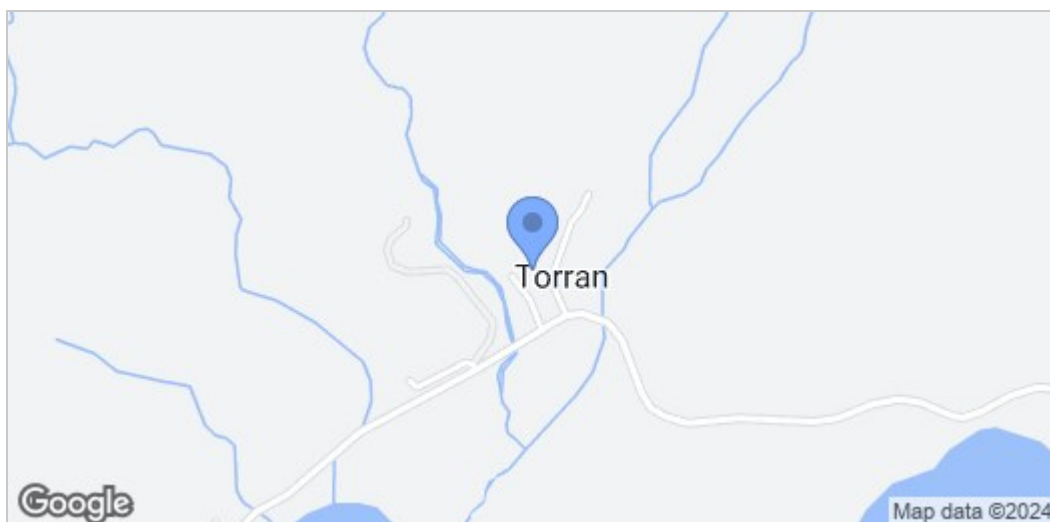
Reduced headroom  
1.53 m<sup>2</sup>

(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			82
(81-91) B			
(69-80) C		67	
(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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