



THE DECKHOUSE, 10 THE GREEN, CRAOBH HAVEN, BY LOCHGILPHEAD, PA31 8UB

- An Easily Managed Mid-Terraced House
- Situated In This Picturesque Coastal Village
- Hall With Open Plan Sitting/Dining Room
- Kitchen : 2 Bedrooms : Bathroom
- Split Level Design : Galleried Landing
- Seating Area With Views Towards The Marina

Guide Price £185,000

The picturesque coastal village of *Craobh Haven* was created around the marina in the mid-eighties and is renowned as a particularly well serviced haven for yachting enthusiasts and is a popular holiday destination. The village of Ardfert is close by and provides excellent local services including a hotel, cafe and an extremely well stocked village shop, with the principal Argyll towns of Lochgilphead some 18 miles south and Oban some 22 miles north, providing a more comprehensive range of services.

The Deckhouse is an easily managed mid-terraced house in a quaint row of similar properties, known as *The Green*, with fine open views from the rear towards the marina and the seascape beyond. Of conventional modern construction, designed internally with an interesting split-level style and galleried landing, the property benefits from an effective electric heating system, and a modern fitted kitchen and bathroom. The amenity is enhanced by the decked seating area to the rear which can be accessed from the French doors in the sitting room.



DETAILS OF ACCOMMODATION

Portico with tiled floor, ceiling light fitting, storage cupboard and external door to *Entrance Hall*.

Sitting Room: 4.51m x 3.97m, approximately, open plan to *Hall* with steps leading down from the hall area, French doors to rear, window to rear, stone fire surround and hearth with pebble effect electric fire, wall shelving, 2 panel heaters, 2 ceiling light fittings, fitted carpet.

Kitchen: 2.96m x 2.54m, window to front, fitted with a range of wall mounted and floor standing units with worktops, cooker with extractor hood over, 1½ bowl stainless steel sink with drainer, washing machine, fridge/freezer, wall tiling, heated towel rail, ceiling light fitting, wood effect laminate flooring.

A carpeted staircase rises to the **upper floor galleried landing** with Velux roof light window, cupboard housing hot water tank, hatch to partially floored roof storage space, clothes pulley, ceiling light fitting.

Bedroom 1: 3.03m x 2.70m approximately, window to rear, large built-in cupboard/wardrobe, whb, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.92m x 1.98m at widest, frosted window to rear, bath with electric shower over and glazed screen, wc, whb, wall tiling, heated towel rail, wall mounted fan heater, ceiling light fitting, tile effect laminate flooring.

Steps rise from the **upper floor landing** to **Bedroom 2:** 3.00m x 2.46m L shaped, window to front, large built-in cupboard/wardrobe, panel heater, ceiling light fitting, fitted carpet.



GARDEN

The Deckhouse has a compact area of lawn to the front with slate path and a decked seating area to the rear with access from the sitting room. Allocated parking space.



GENERAL INFORMATION

Services: Mains electricity. Shared private drainage and water.

Council Tax Band: D. **EPC Rating:** E.

Home Report: Available from the Selling Agents.

Guide Price: One Hundred & Eighty Five Thousand Pounds (£185,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.

IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for themselves and for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

