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Ben Arthur Place, Lochgoilhead, Cairndow, Argyll And Bute. PA24 8AA





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Located within the picturesque village of Lochgoilhead, 2 Ben Arthur Place is a charming traditional mid-terrace villa offering breath-taking views of surrounding mountains. Located on a small private road the property is a short walk to the village centre and banks of Loch Goil.

Internally the property offers lots of traditional features throughout and is generously proportioned at around 870 square feet. On entering there is a welcoming hallway which has access to two useful store cupboards. The Lounge overlooks the front garden and has a lovely bay window and feature fireplace. There is a second reception room which is currently utilised as a sitting room but could equally be a formal dining area. There is an additional store cupboard and a door leading to the kitchen and bathroom which are positioned to the rear of the ground floor.

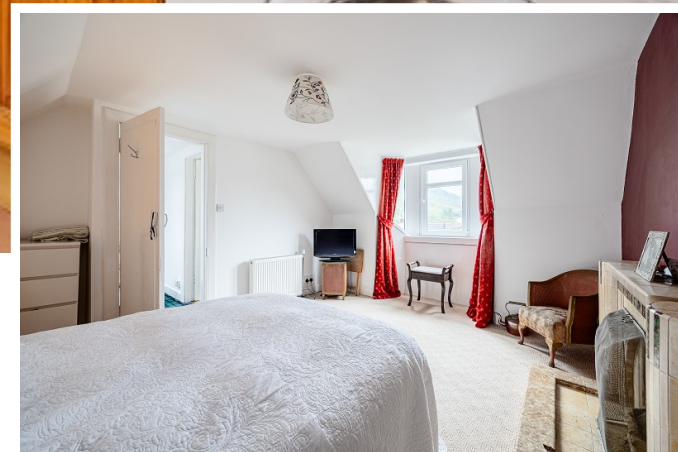
The upper level of the property offers two bedrooms. The main bedroom is a beautiful room and has a working fireplace and gorgeous aspects to surrounding mountains and countryside. The second bedroom is a single room which would make an ideal home office if required.

Externally the property has easily maintained level front and rear gardens which have mature planting including fruit trees. The village is ideal for outdoor pursuits with Drimsynie offering leisure and restaurant facilities. Glasgow can be reached in just over an hour with Loch Lomond being around twenty minutes away.

EPC Band E
Council Tax Band D



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Measurements

Hallway	12' 08" Max x 5' 07" Max or 3.86m Max x 1.70m Max
Lounge	14' 03" Max x 13' 03" Max or 4.34m Max x 4.04m Max
Sitting room	11' 05" x 9' 03" or 3.48m x 2.82m
Kitchen	8' 08" x 7' 04" or 2.64m x 2.24m
Bathroom	6' 03" x 5' 07" or 1.91m x 1.70m
Landing	7' 08" x 6' 11" or 2.34m x 2.11m
Bedroom 1	14' 10" Max x 14' 08" Max or 4.52m Max x 4.47m Max
Bedroom 2	7' 0" x 6' 01" or 2.13m x 1.85m



Ground Floor

First Floor

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by August 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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