

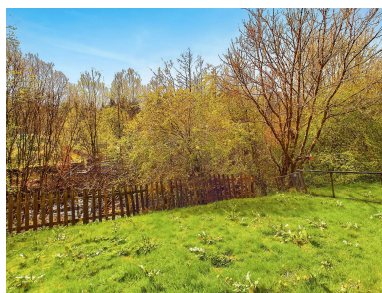


2 Bedroom Semi Detached

Fixed Price: £149,995

29 Meadows Road, Lochgilphead, Argyll, PA31 8AF

** New fixed price £5,000 below home report valuation ** Modern family home located in a child friendly cul de sac within easy walking distance of the town centre and all its amenities. The famous Crinan Canal and country tracks for walking and cycling are nearby. Comprising; Lounge, breakfasting kitchen, 2 double bedrooms, family bathroom and WC. The property further benefits from double glazing, off peak electric heating, private driveway with parking for multiple vehicles, front and rear gardens. Highspeed broadband, 4G and digital television are available.




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Entrance/Hallway 2.12m x 1.9m

Slabbed ramp to side the entrance door with opaque glass insert leading to inner hallway with vinyl flooring, pendant lighting, central heating radiator, window view to side and smoke detector. Carpeted stairs to the first floor bedrooms and bathroom.

Lounge 4.90m x 3.25m

Good size lounge with large picture windows streaming lots of natural light into the room and offering views to the front. Large cupboard under the stairs housing the hot water system with plenty space for household storage items, off peak electric storage heater, oak effect laminate flooring, fitted blinds, dual pendant lighting, socket points, tv points, ample space for freestanding lounge furniture.

Kitchen 3.56m x 2.57m

Breakfasting kitchen offering space for a table and chairs. Matching wall and base units with contrasting worktops, inbuilt Indesit 4 zone electric hob, tiled splashback, inbuilt Logic oven and grill and extractor fan. 1 ½ stainless steel sink, space and plumbing for white goods. Vinyl flooring, pendant lighting, off peak electric heater, socket points, window views to the rear garden.

WC 1.38m x 1.19m

Located off the entrance hall. White two piece suite with WC, WHB, tiled splashback, vinyl flooring, off peak electric heater, pendant lighting and opaque window to rear.

First floor

Carpeted staircase with single banister to first floor landing. Pendant lighting, loft hatch access and central heating radiator. Storage cupboard ideal for linen.

Bedroom one 4.21m x 2.60m

Large double bedroom with window views to the rear. Inbuilt triple wardrobes with shelving and clothes rail providing ample storage space. Carpeted flooring, off peak electric heater, feature pendant lighting, socket points and ample room for freestanding furniture.

Bedroom two 3.30m x 3.11m

Good size double bedroom, double inbuilt wardrobes providing good storage with shelving and clothes rail. Pendant lighting, off peak electric heater, carpeted flooring, window views to the front, socket point, phone point, and ample space for bedroom furniture.

Bathroom 2.12m x 1.69m

White three piece suite with bath and thermostatic shower above, WC and WHB with Respatex splashbacks. Vinyl flooring, flush ceiling light, extractor fan, off peak electric heater, toilet roll holder, towel rail and opaque window to front.

Outdoor space

Large driveway with private parking available for several vehicles to the side. Front and rear gardens are mainly laid to lawn with slabbed pathways. The rear garden is bounded by a wooden fence providing privacy and safety for children and pets. The sound of nearby stream is lovely for relaxing with family in the garden. Plenty space for washing line and outdoor seating.

Location

Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town.

Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumbly Tum. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

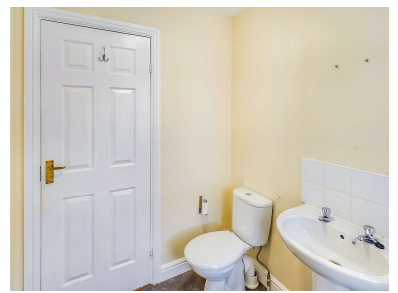
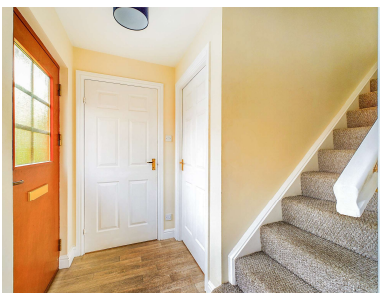
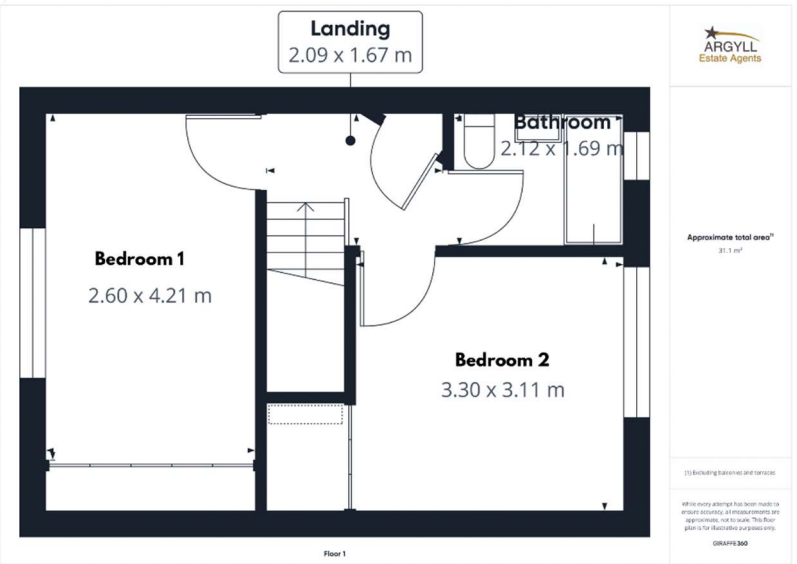
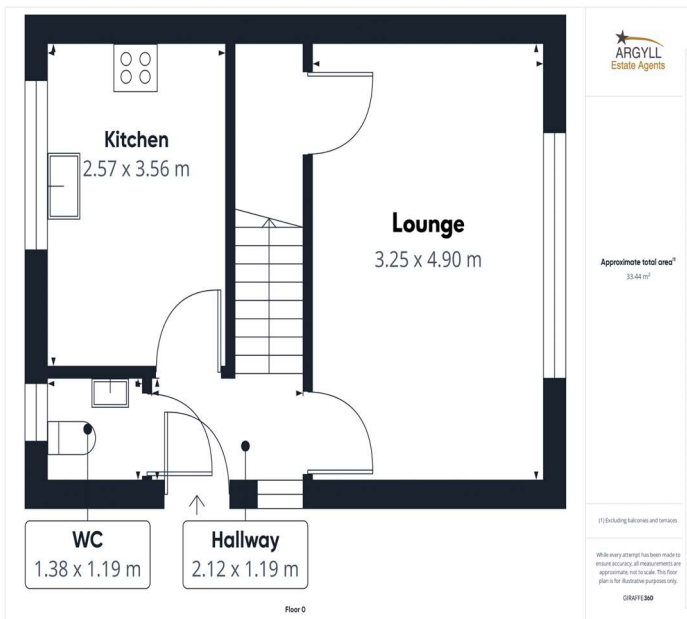
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

Thinking of selling or switching agents?

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Lochgilphead office 01546 607045 or Oban office 01631 561130

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If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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