



## 2 Bed Semi Detached Bungalow

Fixed Price: £145,000

4 Crinan Cottages, Crinan, Argyll, PA31 8SS

\*\* New fixed price £5,000 under home report valuation \*\* Delightful home all on the one level with countryside and private garden views, located just a short distance from Crinan Harbour and Hotel. This popular semi-rural area with spectacular coastline is known as sailing enthusiasts' paradise with full boating facilities on hand. A short commute to Lochgilphead with all major amenities available including school, hospital, café's and shops. Comprising; Family lounge, kitchen/diner, two double bedrooms, shower/wet room and ample storage space. The property further benefits from oil central heating with a recently installed boiler, double glazing, good sized enclosed front and rear gardens with various established annual flowering perennials, patio decking, timber shed and resident parking adjacent to the property. The property is of Dorran construction and some lenders will consider mortgage financing subject to terms and conditions. Broadband, 4G and digital television are available.



  
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#### Entrance/hallway

Ramped entrance with handrails (that can be removed) to a UPVC door with opaque glazing and letterbox. Inner hallway with laminate flooring and three inbuilt storage cupboards, one of which is a large walk-in space with various shelving/hanging options. Central heating radiator, spotlighting, smoke detector, socket points and ample space for hall furniture.

#### Lounge 4.77m x 2.9m

Bright spacious lounge with full height window views to front garden and countryside beyond. TV point, phone point, spot lighting, central heating radiator, ample space for furniture and laminate flooring. Feature electric fire suite in timber surround is a welcoming focal point in the room.

#### Kitchen/diner 3.66m x 3.38m

Good size kitchen with ample space for dining furniture. Window views and UPVC glazed door access to the rear garden with drying green and decking. Carpet tiled flooring, spotlighting, socket points and smoke detector. Alcove/cupboard with shelving and lighting offers a nice area for display items with drawers below. Matching white wall and base units with various storage options including glass display cabinets. 4 zone hob, inbuilt oven and grill, extractor fan, tiled splashbacks, stainless steel sink with drainage board, space and plumbing for white goods.

#### Bedroom one 3.09m x 2.94m

Double bedroom with window views to front gardens and ample space for freestanding bedroom furniture. Central heating radiator, spotlighting, socket points and laminate flooring.

#### Bedroom two 3.67m x 2.98m

Good size double bedroom with window views to rear gardens and ample space for freestanding bedroom furniture. Inbuilt wardrobe with clothes rail and shelving. Central heating radiator, pendant lighting, socket points and laminate flooring.

#### Shower/Wet room 2.65m x 1.72m

Wet room with white three-piece suite and privacy height window to rear. Mira electric shower with easy access shower enclosure and curtain rail. Respatex splashbacks, spotlighting and non slip wet room sealed vinyl flooring. Back to unit WC, countertop WHB vanity storage below and Mosaic tiled splashback. Heated towel rail, wall mounted towel holder and toilet roll holder.

#### Outdoor space

A well maintained enclosed garden with surrounding fencing and gate to front. Entrance ramp with handrails and steps to either side of the garden. Rural views of the surrounding countryside. Outside tap, borders to front, side and rear with established annual flowering plants. Cherry blossom trees, Hydrangea, Camelia's, Roses and Azaleas compliment the lovely spaces. The rear garden boasts raised decking and slabbed patio areas ideal for family bbq's. Timber shed and space for refuse storage. Stone chipped pathways define the flow around the property.

#### Location

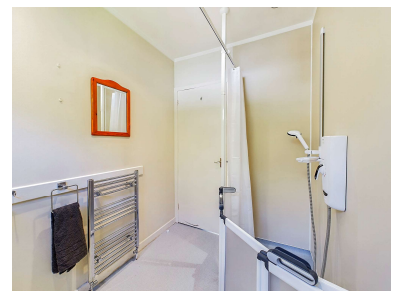
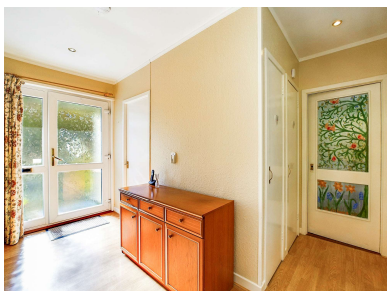
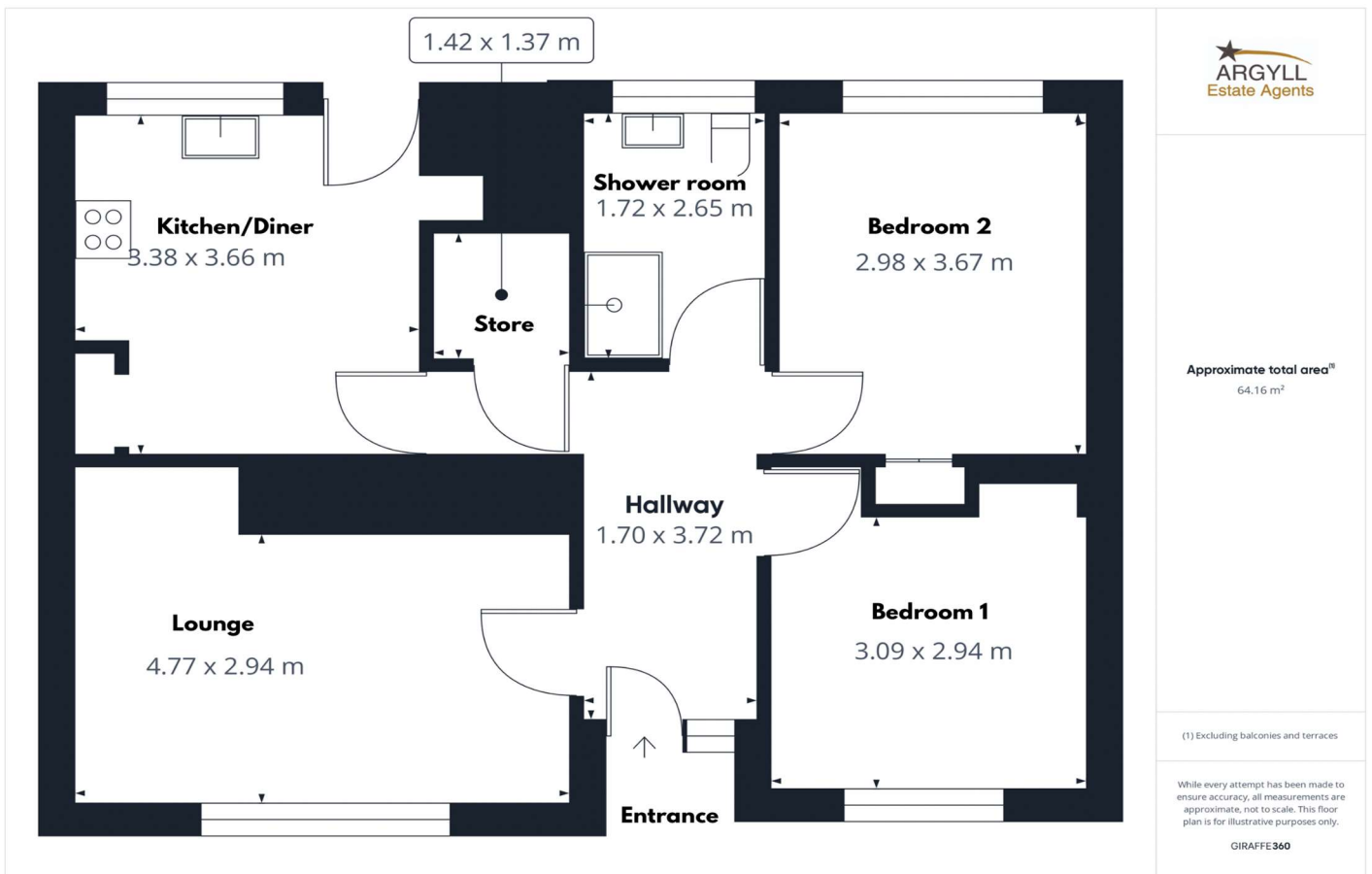
Crinan is a small coastal village in the west coast of Scotland, located in the region known as Knapdale, part of Argyll and Bute. Prior to the Crinan Canal being built, Crinan was known as Port Rìgh, which means the king's port. The Canal starts at Ardrishaig sea loch on Loch Gilp and ends nine miles away at Crinan sea loch on the Sound of Jura. There is a Hotel and a boatyard. Lochgilphead is a short 5-mile journey and provides a larger range of amenities, including primary and secondary school, a hospital, supermarkets, fuel stations, cafes, pubs, restaurants, hotels, Tesco express, dentist, opticians, vets and many more.

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