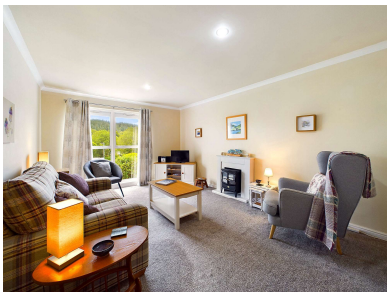




2 Bed Semi Detached Bungalow Guide Price: £160,000

1 Grizedale, Cairnbaan, By Lochgilphead, Argyll, PA31 8SP

Well presented starter or retirement home located in the popular semi rural village of Cairnbaan with the iconic Crinan Canal and boatyard nearby for sailing enthusiasts. This lovely property is short distance from the town of Lochgilphead with local transport and cycle path connections. The surrounding area offers an opportunity to enjoy great country walks, fishing and boasts an abundance of local wildlife visiting regularly. Comprising; Lounge, kitchen/diner, 2 double bedrooms, and a family bathroom. The property further benefits from double glazing, off peak electric heating, loft space, ample storage, enclosed front and rear gardens with drying green and private driveway with parking for two vehicles. High speed broadband, 4G and digital television are available.




ARGYLL
Estate Agents

Entrance Porch 1.23m x 1.17m/ Inner Hallway 3.00m x 2.29m

UVPV entrance door with glazed inserts leading into porch with pendant light, wood effect vinyl flooring, coat hanging and large storage cupboard with shelving and coat hooks. The inner hall has wood effect vinyl flooring, pendant lighting, storage heater, loft hatch access, socket points, phone point and smoke detector.

Lounge 4.95m x 3.43m

Bright spacious lounge with full height feature window overlooking the front garden, white painted timber fire surround with feature electric fire suite provide the focal point in the room. Carpeted flooring, spotlighting, TV point, socket points, storage heating with ample space for freestanding lounge furniture.

Kitchen/Diner 4.51m x 3.42m

Good size kitchen diner with large window views to rear gardens. Matching base units, mosaic tile splashbacks, ample worktops, space and plumbing for freestanding white goods. Wall mounted shelving, stainless steel sink with drainage board and mixer tap, socket points, extractor fan, off peak storage heater, spotlighting, pendant lighting, smoke detector and space for dining furniture.

Bedroom one 3.48m x 3.63m

Good sized double bedroom with full height window views to front gardens. Quadruple inbuilt wardrobes with mirrored sliding doors, shelving and clothes rail. Carpeted flooring, spotlighting, panel heater, socket points. Ample space for freestanding bedroom furniture.

Bedroom two 4.00m x 2.60m

Good sized double bedroom with full height window views to rear gardens. Inbuilt wardrobes with timber doors, shelving and clothes rail. Carpeted flooring, spotlighting, panel heater and socket points. Ample space for freestanding bedroom furniture.

Bathroom 2.85m x 1.88m

Three piece bathroom suite with shower mixer wall fitting over a full sized bath, WHB and WC. Tiled splashbacks, vinyl flooring, heated towel rail, large storage cupboard (housing hot water tank) ideal for household linen storage, extractor fan, opaque window to rear and pendant lighting.

Outdoor space

The property benefits from a good size enclosed plot with private stone chipped driveway parking for two vehicles. Timber gated entrance, front and rear lawn areas featuring mature trees and established shrubs, drying green, slabbed pathways and flag stone bbq area to rear. Composting area, outside tap, fruit trees, raised rockery beds and foliage filled boundaries with annual flowering perennials surrounding the entire garden.

Location

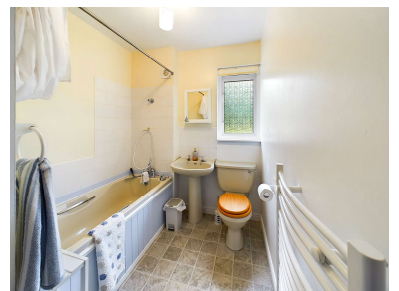
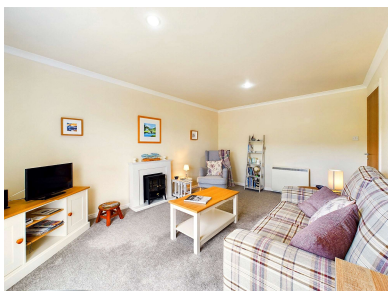
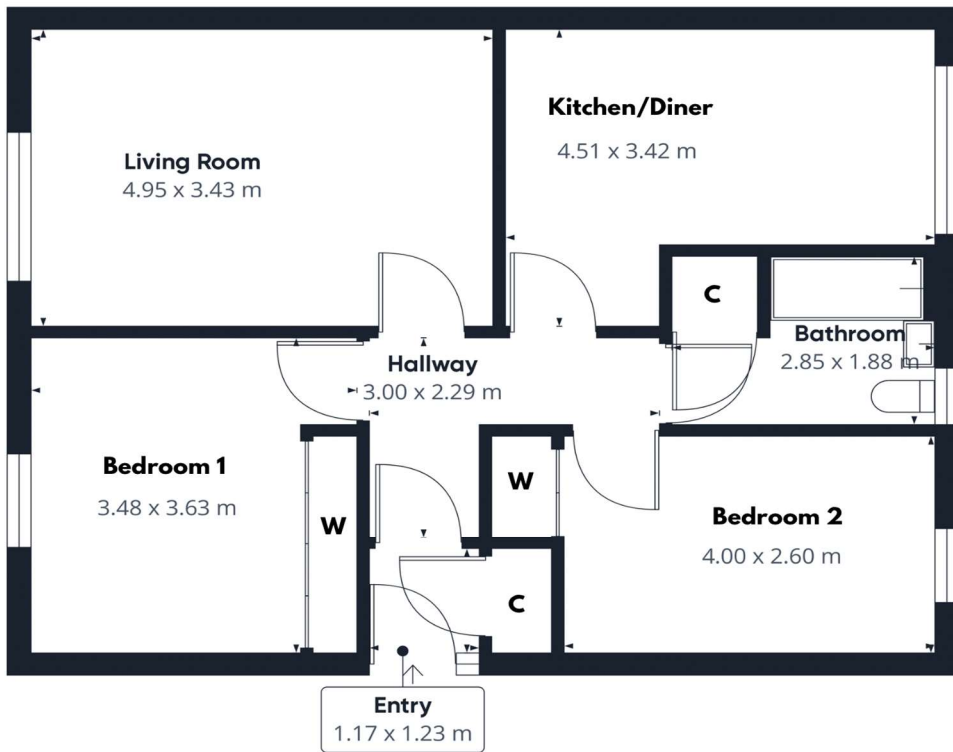
The picturesque Crinan Canal is one of the main focal points of the village which stretches 9 miles from the village of Ardrishaig on Loch Fyne to Crinan on the sound of Jura. Lochgilphead is only a five minute drive by car and provides many local amenities including speciality shops, eating places, hospital, school, and many sports facilities. The established boating centres of Crinan, Tayvallich, Ardfern and Craobh Haven are all within easy reach.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Lochgilphead office 01546 607045 or Oban office 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

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.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

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.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents