

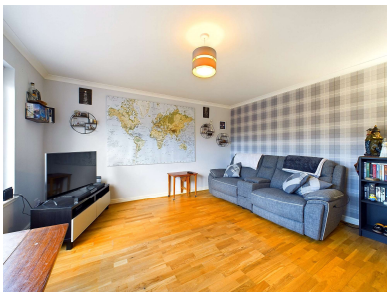


3 Bed Semi Detached

Guide Price: £170,000

10 Meadows Crescent, Lochgilhead, Argyll, PA31 8AG

Modern family home set in a desirable child friendly cul de sac within easy walking distance of the town centre and nearby Crinan Canal with superb cycle path and country walks. Comprising; Lounge, open plan kitchen/diner, 3 double bedrooms, utility room, family bathroom and downstairs WC. The property further benefits from off peak electric heating, loft storage, private driveway, timber shed, small garden to the front and enclosed good size rear garden ideal for children or pets. High speed broadband, 4G and digital television are available.




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Entrance / Inner hallway 5.26m x 2.03m

Slabbed pathway and ramp to UVPC entrance door leading to roomy inner hallway. Wooden flooring, pendant lighting, socket point, room for hallway furniture, storage heater and smoke detector. Carpeted stairs with wooden balustrade to the first floor bedrooms and family bathroom. Under stair storage cupboard.

Lounge 4.17m x 4.15m

Inviting family room with window views to front. Ample space for freestanding lounge furniture. Storage heater, wallpaper coverings to feature wall, pendant lighting, wooden flooring, TV point and ample socket points.

Kitchen/diner 4.14m x 2.91m

Spacious and practical with dual window views to rear gardens. Matching shaker style wall and base units with contrasting worktops. Space for freestanding dining furniture. electric panel heater, wall mounted TV point, spotlighting, 4 zone electric hob, inbuilt electric Hotpoint oven/grill, extractor fan, inbuilt fridge and freezer, stainless steel sink with drainage board and contemporary directional spray mixer tap.

Utility room 1.99m x 1.81m

Accessed from the inner hallway with access to the rear of property through UVPC door. Tile effect linoleum flooring, electric panel heater, pendant lighting. Wall shelving, base units, worktop space, tiled splashbacks coat hanging and boot storage. Extractor fan, space and plumbing for white goods.

WC 1.86m x 0.91m

Modern white two piece suite with WC and WHB with vanity storage below and waterfall mixer tap, tile splashbacks, vinyl flooring, extractor fan and pendant lighting. Located on the ground floor beside the utility room.

First floor 3.31m x 1.01m

Carpeted staircase with single banister to first floor landing with pendant lighting, carpeted flooring, loft hatch access, storage cupboard, smoked detector and storage heater.

Bedroom one 3.05m x 2.39m

Small double bedroom with window views to the enclosed rear garden. Currently utilised as a home office/gym/music room. Carpeted flooring, electric panel heater, pendant lighting and socket points.

Bedroom two 3.51m x 3.50m

Good sized double bedroom with window views to the front and ample space for freestanding bedroom furniture. Pendant lighting, electric panel heater, carpeted flooring and socket points.

Bedroom three 3.62m x 3.15m

Good sized double bedroom with window views to the rear gardens. Ample space for freestanding bedroom furniture. Pendant lighting, electric panel heater, carpeted flooring and socket points.

Family bathroom 2.73m x 0.96m

Recently installed, contemporary three piece suite with feature black finishes. Full size bath with waterfall mixer tap, over-head thermostatic shower unit with rainfall option and glazed screen with towel holder. WC and WHB with vanity storage unit below and waterfall mixer tap. Opaque window, tile effect vinyl flooring, spotlighting, tiled splashbacks, extractor fan and wall mounted Dimplex heater. Large inbuilt linen cupboard with shelving (housing hot water tank).

Outdoor space

Private gravel driveway with slabbed pathways. Good size rear gardens are mainly laid to lawn with decorative stone areas for easy maintenance while the bbq patio area to the rear is ideal for those summer nights relaxing with family and friends. The rear garden is bounded by a wooden fence providing some additional privacy and a good sized timber shed/workshop for storage.

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.

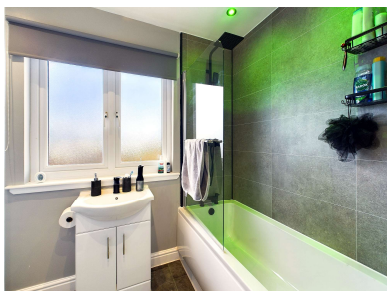
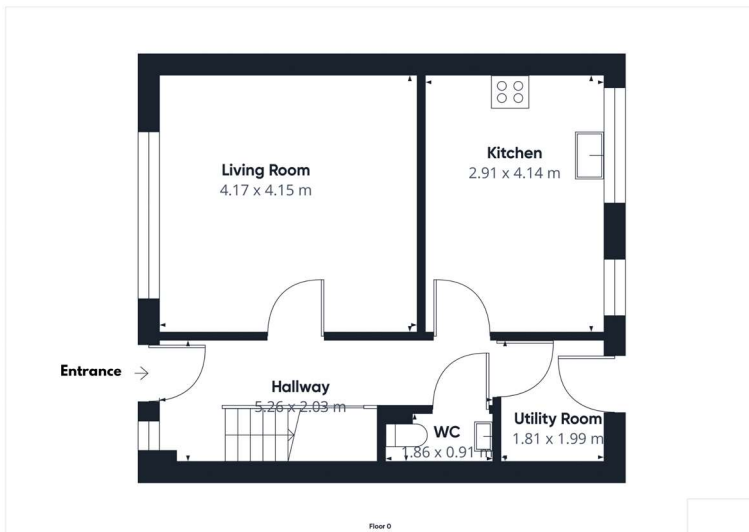
Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumbin' Tum. Within a 20-mile radius of the property are marinas at Craobh Haven, 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.

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