

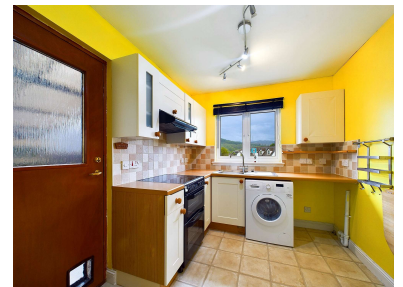
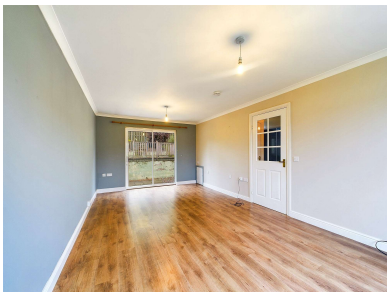


2 Bed Semi Detached

Offers Over: £150,000

17 Meadows Place, Lochgilphead, Argyll, PA31 8AB

Family or starter home located in a child-friendly cul del sac of a popular quiet residential area on the outskirts of Lochgilphead. Close to the towns amenities and Crinan Canal with its 9 miles of towpath for delightful walks and cycles. Comprising; Lounge/diner, kitchen, 2 double bedrooms and family bathroom. The property further benefits from double glazing, patio doors leading to enclosed rear gardens with gate access to Monydrain Road for rural walks and short cut to town, raised decked bbq area, front gardens, covered outdoor storage area, off peak electric heating and private driveway parking for two vehicles. Highspeed broadband, 4G and digital television are available.




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Entrance porch 1.38m x 1.15m / Hallway 2.04m x 1.85m

Timber entrance door into the porch with boxed meter cupboard, coat hooks and pendant lighting. Inner hallway with carpeted flooring, flush ceiling lighting, storage heater, smoke detector and under stair storage cupboard with shelving. Stairs to upper floor bedrooms.

Lounge/Diner 6.01m x 3.40m

Welcoming and spacious room with garden access through glazed patio doors to the rear. Dual aspect window views to the front garden and hills beyond. Laminate flooring, storage heater, pendant lighting, phone point, tv point, socket points, ample room for lounge and dining furniture.

Kitchen 3.34m x 2.39m

Light and bright kitchen with watching wall and base units, ample worktop space, stainless steel sink with mixer taps, Russel Hobbs extractor fan, plumbing and power for freestanding white goods. Tile effect vinyl flooring, feature spotlighting, socket points, wall mounted herb rack, wall shelving for additional storage. Window views to the front garden with side door giving access to the carport and gardens.

Appliances in the photographs are available if required.

Bathroom 2.51m x 1.67m

White 3 piece suite with Mira electric shower and glazed screen over the bath, WHB with vanity unit below and WC. Heated towel rail, wall mounted towel/toilet roll holder, wall mounted Dimplex heater, Laminate flooring, wet wall panelling to splash areas, extractor fan, opaque window, towel rail and pendant lighting.

First floor 1.15m x 0.94m

Carpeted staircase with a banister leading to the first floor with large storage cupboard, Velux window above, smoke detector, pendant lighting and loft hatch access.

Bedroom one 4.47m x 3.39m

Good sized double bedroom with dormer window to front offering rural views in the distance. Laminate flooring, wallpaper coverings to feature wall with wall mounted shelving. Electric panel heater and socket points. Ample room for freestanding bedroom furniture.

Bedroom two 3.60m x 2.61m

Double bedroom with lots of natural light from dormer window to front and Velux to rear. Carpeted flooring, inbuilt wardrobe with sliding doors, electric panel heater and pendant lighting. Ample space for freestanding bedroom furniture.

Outside

Private driveway laid to gravel for off street parking, front garden laid to grass with feature mature shrub and slabbed pathway. To the side there is a covered outdoor storage with space for seating, handy shelving, outdoor lighting and power points. The rear gardens are enclosed with timber fencing with slabbed pathways, easily maintained stone chipped areas, upper decked patio area and various raised beds with annual flowering shrubs and plants such as Hydrangea. Steps to tiered third level with wooden fence to rear with handy gate access to Monydrain Road providing easy access to rural walks and a shortcut to the towns amenities.

Location

The picturesque Crinan Canal with its 9 miles of towpath is practically on your doorstep with the property only a short walk to the local town center amenities. 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, garages, banks and a primary and secondary school. There is a swimming pool and various sporting activities in the town.

The local countryside is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities. This quiet area of Argyll is steeped in history such as Kilmartin Glen which has some of the most important concentrations of Neolithic and bronze age remains in Scotland. The established boating centers of Crinan, Tayvallich, Ardfarn and Craobh Haven are all within easy reach.

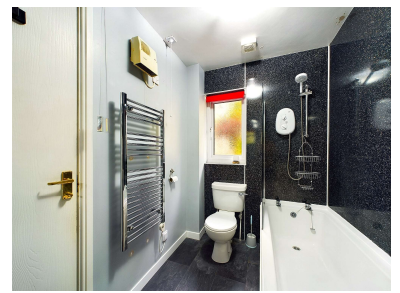
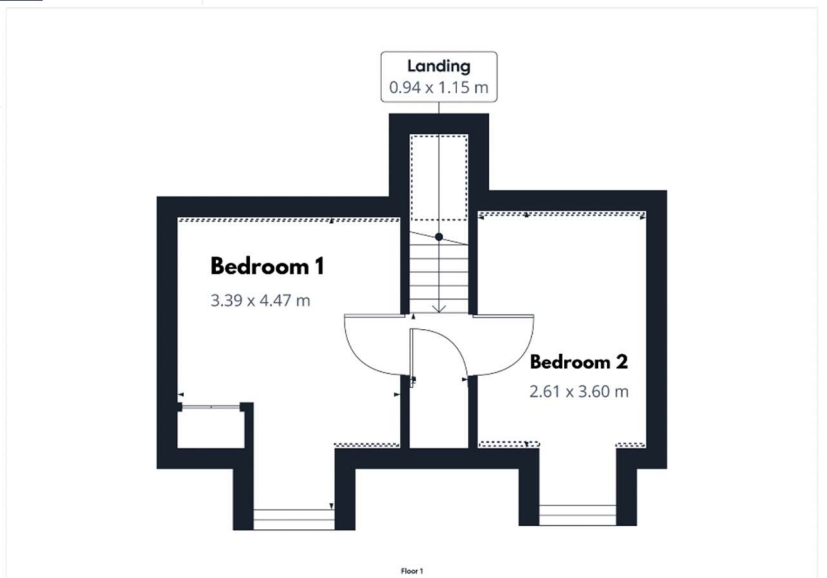
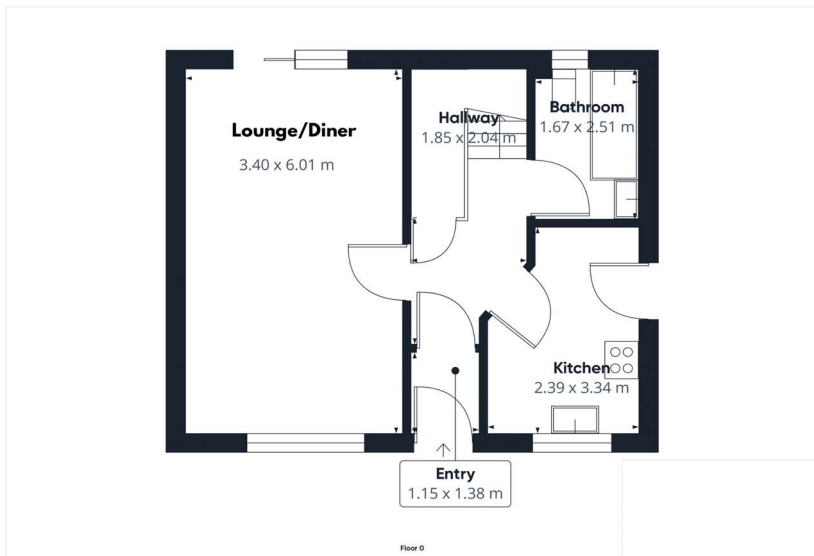
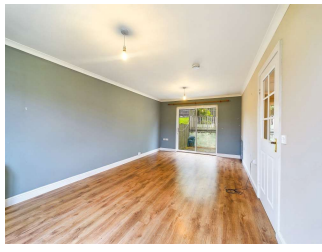
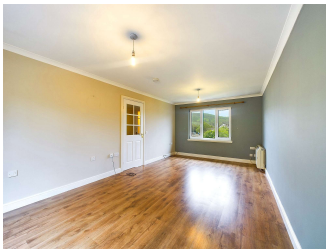
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvelous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

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Lochgilphead office 01546 607045 or Oban office 01631 561130

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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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