



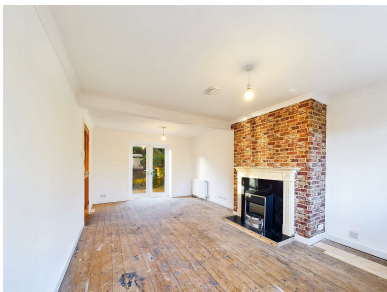
3 Bed Semi Detached

Guide Price: £145,000

7 Upper Glenfyne Park, Ardrishaig, PA30 8HH

Super opportunity for first time buyers or families seeking a convenient lifestyle in the welcoming community of Ardrishaig. This property is situated in a popular location offering partial Loch Fyne views and is just a short walk to the local primary school with easy access to the Crinan Canal and local amenities. Comprising; Open plan lounge/diner, modern kitchen, 3 double bedrooms and recent family bathroom. The property further benefits from solar panels, oil central heating, double glazing, patio doors, loft space, timber shed, front and rear gardens with raised decking. Highspeed broadband, 4G and digital television are available.

EPC rating B83 – Council Tax band C




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Entrance hallway 2.00m x 1.90m

UVPC opaque glazed entry door with letter box to hallway. Window view to front, pendant lighting, central heating radiator and smoke detector. Stairs to first floor, access to bedroom one, lounge/diner and kitchen.

Open plan Lounge/Diner 5.84m x 3.0m

Bright spacious room with partial loch views and plenty of natural lights streaming in from the front and rear of the property. Ideal space for family living with patio door access from the dining area to raised decking and rear gardens. Two central heating radiators, TV point, focal point electric fire with tile effect wallpaper feature wall, pendant lighting, socket points and smoke detector. Ample space for freestanding lounge and dining furniture.

Kitchen 4.35m x 2.04m

Matching white wall and base units with contrasting black worktops all highlighted with accent red tiled splashbacks. Various storage options throughout including dual wine racks. Window views and access to rear garden. Plumbing, space and power for freestanding white goods, tile effect vinyl flooring, feature spotlighting, stainless steel sink with swan neck mixer tap, extractor hood, ample socket points, smoke detector and large storage cupboard under stairs, housing electrics. Access door to rear raised decking and drying green.

Bedroom One 3.69m x 3.45m

Good size, ground floor double bedroom with window views to the front. Ample space for freestanding bedroom furniture, feature pendant lighting, central heating radiator and socket points.

First Floor landing

Timber stairs with handrail to first floor landing with Velux window above, loft hatch access, eaves storage, pendant lighting and socket point.

Bedroom Two 4.55m x 3.35m

Spacious double bedroom with elevated partial loch views to the front through large dormer window. Inbuilt storage, central heating radiator, pendant lighting and socket points. Ample room for freestanding bedroom furniture.

Bedroom Three 3.44m x 3.14m

Double bedroom with elevated partial loch views to the side. Ample space for freestanding bedroom furniture, inbuilt storage alcove, pendant lighting, socket points and central heating radiator.

Family bathroom 2.46m x 1.67m

Recently installed, modern white 3 piece suite with electric shower over bath with decorative scallop design features and glazed shower screen. Opaque window to side, vinyl flooring, wet wall panels to all walls, WHB and WC, heated towel rail and spotlighting.

Outdoor space

Sizeable front and rear gardens with decorative stone chipped border below sloping front lawn. To the side the gravel path leads to the timber garden shed and central heating boiler. Raised decking at the rear with patio access to dining space. Tiered lawn area, raised bedding, outside tap and whirligig. Boundaries defined by hedge and fencing.

Location

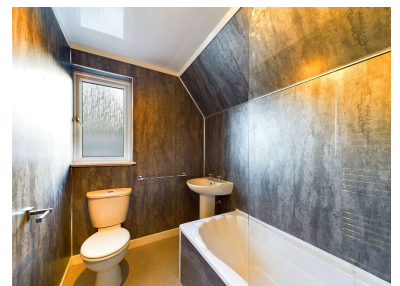
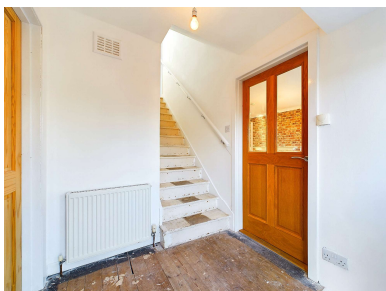
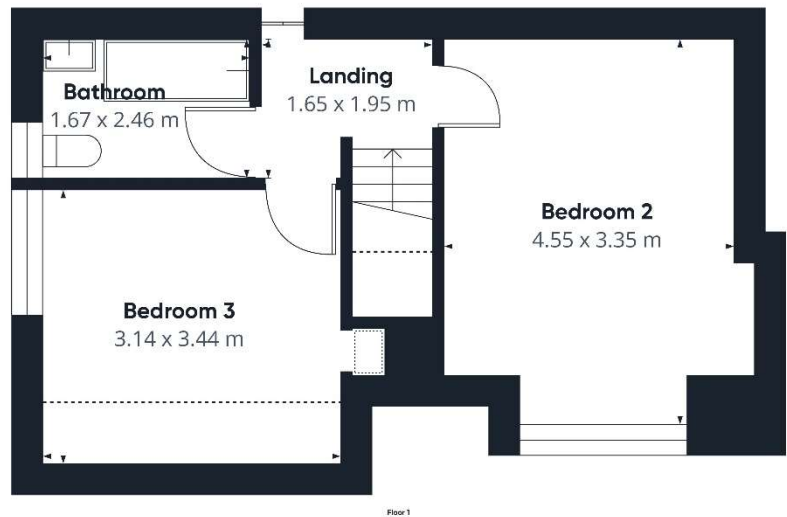
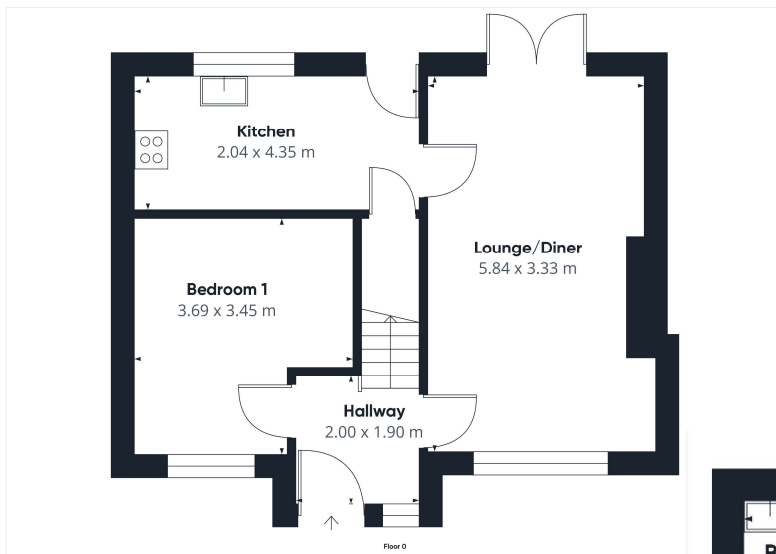
The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, the Rumbly Tumbly cafe and many more. Ardrishaig also has tennis courts, bowling green, local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water ideal for walking and cycling. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has sports facilities, a supermarket, a good range of local shops, restaurants, a local hospital, dentist and vets. Ferry services to the isles of Islay, Arran, Jura and Gigha are all within easy reach.

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