



2 Bedroom Terraced House

Guide Price: £165,000

8 Cairnbaan Cottages, Cairnbaan, by Lochgilphead, PA31 8SJ

Traditional terraced home with fantastic canal views set in the popular sailing and commuter village of Cairnbaan. Located between the banks of the Crinan Canal and Knapdale forest, the location benefits from many rural walking and cycling routes, including 9 miles of towpath, yet is only a 5-minute drive to Lochgilphead with mainstream amenities. Comprising; Lounge, kitchen/diner, 2 double bedrooms and bathroom. The property further benefits from a multi fuel stove, electric heating, double glazing, stable style front and back doors, private front garden, tool store and resident parking nearby. High speed broadband and digital television are available.

EPC rating E47 Council Tax Band C.




ARGYLL
Estate Agents

Lounge 4.25m x 3.63m

Front garden entry via UPVC stable door to welcoming lounge with dual window views to the banks of the Crinan Canal. Handsome multi fuel stove with pizza oven above, exposed flu and slate hearth with brass rail. Tiled flooring, electric panel heater, pendant lighting, tv point, socket points, linked smoke detector and under stair storage or seating space. Ample room for freestanding furniture. Open plan timber staircase to first floor accommodation.

Kitchen 4.24m x 2.14m

Recently installed breakfasting kitchen with window view and access to the rear. Matching wall and base units offering various storage options throughout. Ample contrasting worktop space. Inbuilt oven/grill, 4 zone hot plate hob and extractor hood. Space and plumbing for white goods. Tiled flooring, composite sink with mixer tap, tiled splashbacks, spot lighting and UVPC stable style door to rear. Ample space for table and chairs, matching tiled flooring, window view to rear, electric panel heater and feature pendant lighting.

First Floor landing 1.07m x 0.90m

Carpeted staircase with timber handrail from lounge area leading to the first floor accommodation. Upper landing with loft access hatch access, pendant lighting, linked smoke detector, original wooden flooring and doors with traditional latches.

Bedroom One 3.53m x 2.82m

Good sized double bedroom with elevated Canal and garden views to the front. Ample space for freestanding bedroom furniture. Exposed wooden flooring, handcrafted inbuilt wardrobes, electric panel heater, pendant lighting, linked smoke detector, socket points and alcove storage or seating space.

Bedroom Two 3.11m x 2.24m

Modest double bedroom with rural window views to the rear and space for freestanding bedroom furniture. Exposed wooden flooring, electric panel heater, linked smoke detector, pendant lighting and socket points.

Bathroom 2.06m x 1.82m

Recently installed 3-piece bathroom suite with feature roll top bath, electric shower and glazed screen above, WC and countertop WHB with vanity storage below. Marble effect wet wall panel splashbacks, wall mounted tissue holder, laminate flooring, heated towel rail, pendant lighting, extractor fan and Velux window to rear providing plenty natural light.

Outdoor Space

Mid terrace plot with shared resident parking to the side of the property. Garden gate to enclosed front gardens with lawn and stone chipped areas with space for outdoor seating. There is a lovely Rose bush at the entrance door and other annual flowering perennials and shrubs. Beyond the garden to the front there is a large grass banking with canal views where residents occasionally sit out to enjoy the views of passing boats. To the rear is a shred track, coal cellar and storage shed.

Location

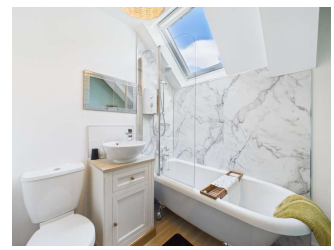
The picturesque Crinan Canal is one of the main focal points of the village and provides for leisurely walks or a relaxing day watching the boats pass by. Cairnbaan Hotel is within a short walk and this restaurant and pub is currently under new ownership with refurbishment underway. A five-minute drive takes you to Lochgilphead with all its local amenities including local shops and eating places as well as a hospital, school, dentist and sports facilities.

Thinking of selling or switching agents?

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

Lochgilphead 01546 607045 or Oban 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