



2 Bedroom Terraced House

Guide Price: £149,995

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

**** New Price £15,000 below home report valuation **** 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.




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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

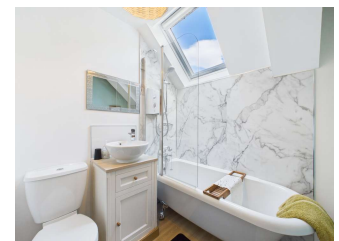
The picturesque Crinan Canal is one of the main focal points of the village and provides for leisurely walks or a relaxing day watching the boats pass by. Cairnbaan Hotel is within a short walk and this restaurant and pub is currently under new ownership with refurbishment underway. A five-minute drive 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.

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