



2 Bed Semi Detached House

Guide Price: £150,000

30 Meadows Road, Lochgilphead, Argyll, PA31 8AF

Well maintained modern family home located in a child friendly cul de sac, within easy walking distance of the town centre and all its amenities. The famous Crinan Canal and country tracks for walking and cycling are nearby. Comprising; Lounge, breakfasting kitchen, 2 double bedrooms, first floor family bathroom and ground floor WC. The property further benefits from double glazing, off peak electric heating, private driveway with parking for multiple vehicles, front and large rear gardens, greenhouse and timber shed with power and light. Highspeed broadband, 4G and digital television are available.




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Entrance/Hallway 2.13m x 1.20m

Slabbed ramp to side the entrance door with opaque glass insert leading to inner hallway with recently carpeted flooring, pendant lighting, electric heater, window view to side and smoke detector. Carpeted stairs to the first floor accommodation.

Lounge 4.94m x 3.23m

Good size lounge with large picture windows to the front streaming lots of natural light into the room. Large cupboard under the stairs housing the hot water system and plenty of space for household items, off peak electric storage heater, carpeted flooring, fitted blinds, dual pendant lighting, socket points, tv point and ample space for freestanding lounge furniture.

Breakfasting kitchen 3.56m x 2.58m

Breakfasting kitchen offering space for a table and chairs. Matching wall and base units with contrasting worktops, space and plumbing for white goods, extractor fan, stainless steel sink with picture window views to rear gardens. Tiled splashbacks, vinyl flooring, pendant lighting, off peak electric heater, socket points, wall mounted shelf, wallpaper coverings to one wall and tea towel holder.

WC 1.40m x 1.20m

Located off the entrance hall. White two piece suite with WC, WHB, partially tiled walls with sea theme feature, vinyl flooring, off peak electric heater, pendant lighting and opaque window.

First floor

Carpeted staircase with single banister to first floor landing. Pendant lighting, loft hatch access, off peak heater and storage cupboard ideal for linen with multiple shelves.

Bedroom one 4.19m x 2.60m

Large double bedroom with window views to the rear. Inbuilt triple mirrored wardrobes with shelving and clothes rail providing ample storage space. Carpeted flooring, off peak electric heater, pendant lighting, socket points and ample room for freestanding furniture.

Bedroom two 3.27m x 3.12m

Good size double bedroom, double inbuilt mirrored wardrobes providing good storage with shelving and clothes rail. Pendant lighting, off peak electric heater, carpeted flooring, window views to the front, socket points and ample space for bedroom furniture.

Bathroom 2.22m x 1.76m

White three piece suite with bath, WHB and WC. Dark brick effect wallpaper coverings with sparkly detailing. Timber effect PVC flooring, flooring, pendant lighting, extractor fan, off peak electric heater, toilet tissue holder, towel rail and opaque window to front.

Outdoor space

Large stone chipped driveway with private parking available for several vehicles to the side. Front garden is mainly laid to lawn with slabbed pathways and small bark planting borders. The spacious stone chipped rear garden is bounded by a wooden fence providing privacy and safety for children and pets. Plenty space for washing line and outdoor seating. The timber shed with shelving, power and light. Greenhouse located to side of property.

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 Rumblin' Tum. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn 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.

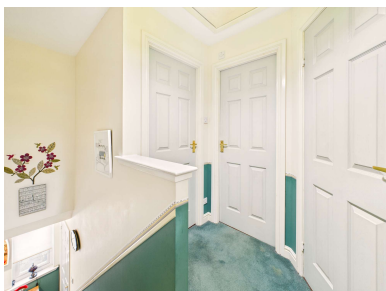
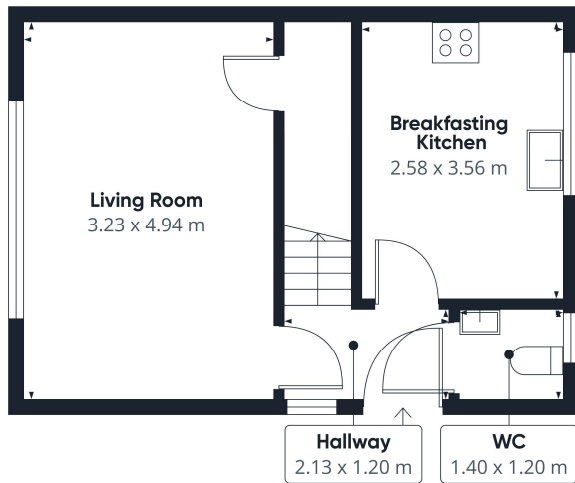
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road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

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