

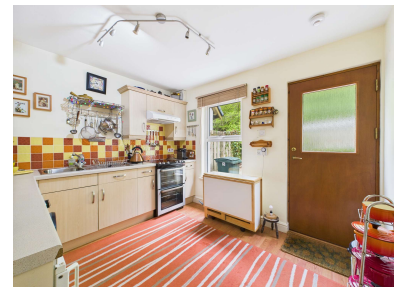


## 3 Bed Semi Detached

Offers Over: £200,000

3 Cairnbaan Lea, Cairnbaan, by Lochgilphead, PA31 8BA

Attractive modern family home with beautiful canal views and bright open aspect in a sought after semi-rural location. Cairnbaan Lea is a small quiet hamlet of similar properties ideally set on the edge of 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 canal towpath, yet is only a 5-minute drive to Lochgilphead with mainstream amenities. Comprising; Lounge/diner with French doors to the rear patio, breakfasting kitchen, 3 double bedrooms, ground floor WC and first floor family bathroom adjacent to the bedrooms and lots of storage. The property further benefits from off road monobloc resident parking with one allocated parking space adjacent to the property and further parking opposite the property. The house and garden are easily maintained. Off peak electric heating, double glazing, open sunny front garden, enclosed rear garden with patio and bbq area. High speed broadband and digital television are available. EPC rating D65 - Council tax band D.



  
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#### Entry 1.69m x 1.57m

Timber entry door with letterbox to laminate floored porch with space for outdoor clothing. Small off peak storage heater, lighting and access to the two piece WC.

#### WC 1.67m x 1.53m

White two piece suite with WHB and WC. Opaque window to side, metal effect vinyl flooring, space for vanity furniture, tiled splashbacks, wall shelf and flush ceiling light.

#### Hallway 1.82m x 1.85m

Partially glazed door to ground floor hallway with a large under stair cupboard, laminate flooring, smoke detector, off peak storage heater and pendant lighting.

#### Lounge/Diner 6.62m x 3.31m

Open plan family space with plenty of room for lounge or dining furniture. Dual aspect views to front garden and towards the Crinan Canal and glazed French doors to the rear garden and patio area. Feature electric fireplace with timber surround, laminate flooring throughout, off peak storage heater, spotlighting, socket points, tv point and smoke detector.

#### Breakfasting Kitchen 3.18m x 2.84m

Practical breakfasting kitchen with window view and access to the rear garden, patio and bbq area. Matching wall and base units offering various storage options throughout with ample worktop space. Space and plumbing for white goods and Whirlpool extractor hood above cooker space. Laminate flooring, stainless steel sink with mixer tap, tiled splashbacks and feature spotlighting. Space for small table and chairs, off peak storage heater, smoke detector and extractor fan.

#### First Floor

Carpeted staircase with timber handrail to the first floor accommodation. Mid landing window to side of property. Upper landing with loft access hatch access, pendant lighting, smoke detector and carpeted flooring.

#### Bedroom One 3.33m x 3.20m

Good sized double bedroom with elevated Canal and garden views to the front and ample space for freestanding bedroom furniture. Carpeted flooring, double inbuilt wardrobes with mirrored sliding doors, electric panel heater, pendant lighting and socket points.

#### Bedroom Two 3.27m x 3.28m

Good sized double bedroom with elevated garden and rural views to the rear. Ample space for freestanding bedroom furniture, carpeted flooring, double inbuilt wardrobes with mirrored sliding doors, electric panel heater, pendant lighting, tv point and socket points.

#### Bedroom Three 3.16m x 2.91m

Modest double bedroom currently utilised as a home office. Elevated garden and rural views to the rear, ample space for freestanding furniture, carpeted flooring, inbuilt cupboard with shelving, electric panel heater, pendant lighting, phone and socket points.

#### Bathroom 3.16m x 1.71m

White 3-piece bathroom suite with Mira electric shower and glazed screen over the bath, WHB and WC. Opaque window to front, tile effect vinyl flooring, tiled splashbacks, wall mounted tissue holder, two wall mounted towel holders, spotlighting and extractor fan. Inbuilt cupboard housing hot water tank with handy linen shelf above.

#### Outdoor Space

Peaceful well maintained hamlet of similar properties with shared monobloc driveway and parking to front of the property. The front garden has a small lawn area with annual flowering Azalea, Hydrangea, Clematis and Poppies in bedding area. Wooden gate to side with outside tap in situ leads to enclosed rear slabbed patio and bbq area with ample space for outdoor seating and entertaining. Raised pebble area with hexagonal stepping stones and rural backdrop. Flower beds filled with Hosta's, Heather and pretty foliage provide a welcome feature.

#### Location

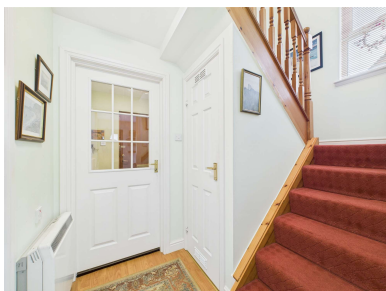
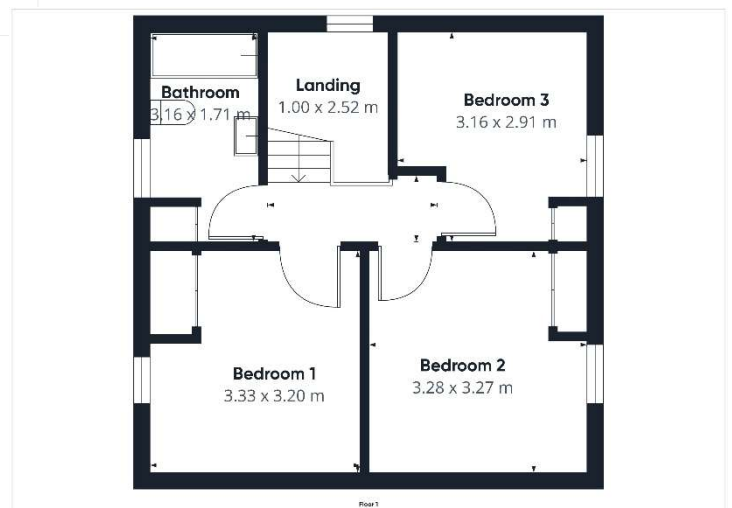
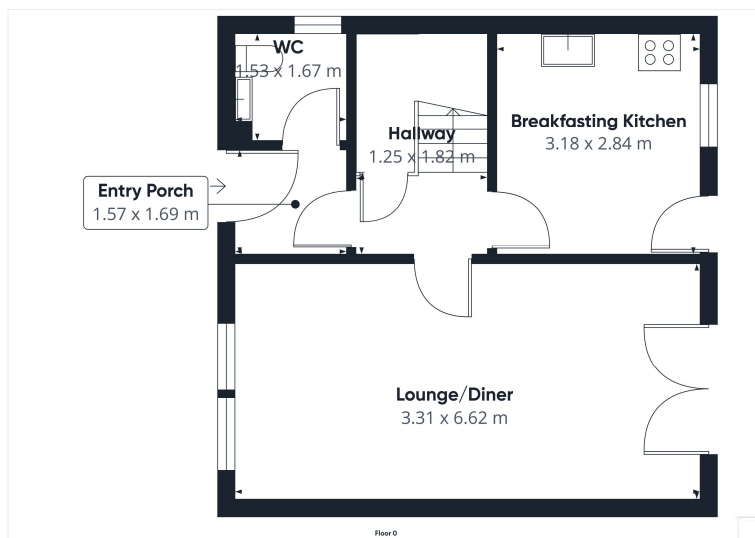
The picturesque Crinan Canal is one of the main focal points of the village and provides for leisurely walks or a relaxing day watching the boats pass by. Cairnbaan Hotel is within a short walk and this restaurant and pub is currently under new ownership with an extensive refurbishment underway. A five-minute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

20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Lochgilphead area:** 01546 607045 / **Oban area:** 01631 561130

**Mobile:** 07771 541578 **Email:** [mail@argyllestateagents.com](mailto:mail@argyllestateagents.com)



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