



## 53 Bed Terraced House

Guide Price: £190,000

27 The Green, Craobh Haven, by Lochgilphead, PA31 8UB

A pretty property nestled amongst the most picturesque hamlet of dwellings in the sought after sailing village of Craobh Haven with the marina and horse riding facilities nearby. Ideally located between the towns of Oban and Lochgilphead and a short drive from the vibrant community of Ardfert village with a primary school, community hall, well stocked store, hotel and restaurant and Lucy's cafe. 27 The green offers easy access to the northern shore of the Craignish Peninsula and has a bustling pontoon and Marina with Chandlery making this a true sailors paradise. Lunga Riding Stables offers outdoor treks for all the family. Comprising; Open plan kitchen/diner, lounge with patio access to the pretty rear gardens, 2 double bedrooms, single bedroom and family bathroom. The property further benefits from double glazing, an open fire, patio seating area, shared front green and resident parking nearby. Broadband, 4G and digital television are available. EPC rating F32 - Council Tax Band D.



  
**ARGYLL**  
 Estate Agents

Entry Porch 1.07m x 0.90m  
Covered tiled floor entrance with outdoor lighting and post box.

#### Kitchen/Diner 4.98m x 3.07m

Open plan with space for table and chairs. Dual window views to front green and exposed pine beam to define the two areas. Matching wall and base units in shaker style with ample contrasting worktops. Open display shelving, space and plumbing for white goods. Composite sink with mixer tap, tiled splashbacks, vinyl flooring, inbuilt fridge/freezer, extractor fan, socket points and a mix of spot and pendant lighting.

#### Lounge 5.11m x 4.76m

Welcoming family room with open tread staircase to first floor accommodation and rear garden access through glazed patio doors. Window view to rear, ample space for freestanding furniture, open fire with stone surround and timber mantle Carpeted flooring, socket points, feature pendant lighting, TV and phone point.

#### First Floor

Timber open tread staircase with balustrade to first floor landing. Central to the first floor layout with carpeted flooring, loft hatch access, feature spotlighting and socket points.

#### Bedroom One 4.11m x 2.47m

Good sized double bedroom with window views to rear. Carpeted flooring, pendant lighting, inbuilt wardrobe, socket points and space for freestanding furniture.

#### Bedroom Two 3.24m x 2.45m

Modest twin bedroom with window views to rear. Carpeted flooring, pendant lighting, central heating radiator, socket points and space for freestanding furniture.

#### Bedroom Three 2.93m x 2.62m

Single bedroom with Velux to the front, carpeted flooring, feature wall lighting, socket points and space for freestanding furniture.

#### Bathroom 2.16m x 2.02m

Three piece suite with Mira electric shower over the bath, WHB and WC. Picture window to the front, vinyl flooring, pendant lighting, wall mounted electric heater, inbuilt storage cupboard with shelving (housing hot water tank).

#### Outside

The property is set in a mid-terraced position with communal green to the front and resident parking nearby. The private rear gardens are accessed through patio doors in the lounge and offer an enclosed space to enjoy the peaceful surroundings. Mainly laid to lawn with slabbed patio seating area, bordering Hydrangea's Clematis and Montbretia are welcome additions. Coal bunker in situ and outside lighting.

#### Location

Craobh Haven is situated approx. 5 miles from the village of Ardfern. In Craobh there is a Marina and Chandlery, bustling pontoons, a seasonal café with outdoor seating and a pub/restaurant currently awaiting new ownership. Lunga Riding stables are just along the road. Ardfern has a primary school and bus stop for the secondary school and regular buses to the neighbouring towns of Oban and Lochgilphead. The property is also conveniently a short drive from the local shops and amenities. The village amenities in Ardfern include a well-stocked village store, café, village hall, popular marina with a well stocked Chandlery and local hotel with restaurant. Lochgilphead is circa 20 miles to the south with a Co-op supermarket, and Oban a little further to the north with a range of supermarkets (including Tesco, Lidl, Aldi, M&S), which easily cater for a more comprehensive shopping. Ardfern has a local primary school and secondary schooling is available at both Lochgilphead and Oban. For the outdoor enthusiast, the area is well served by a fine and extensive range of sporting and outdoor pursuits. There is a very active community with many groups, clubs and local events, including a local boat club (offering sailing, kayaking and rowing), riding stables, and a diverse range of active groups (e.g. yoga, Gaelic speaking, running, music, and children's Lego and craft club). Ardfern has a marina and chandlery popular with west coast sailors. Both offer a perfect base from which to sail in some of the most scenic and testing waters in the United Kingdom. Surrounding hill and glens provide opportunities for walking, running, mountain biking.

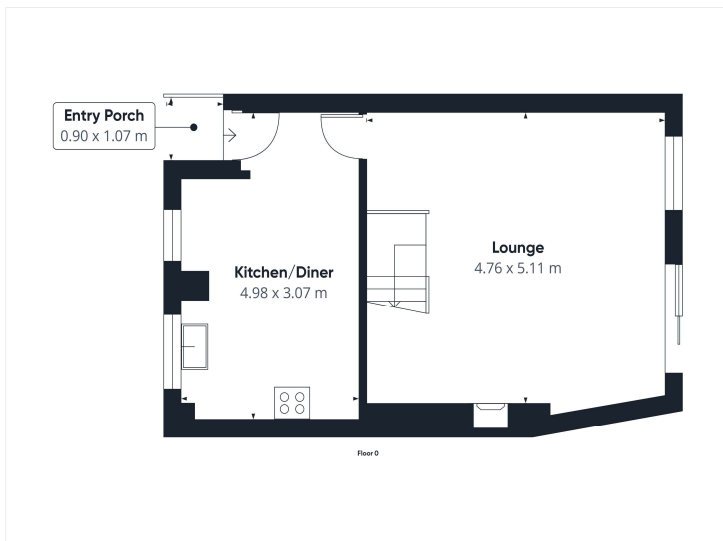
Thinking of selling your property?

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 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  
360 Virtual walk-through 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.

---

#### 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)



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment 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.