



4/5 Bed Detached House

Offers Over: £295,000

17 St Clair Way, Ardrishaig, Argyll, PA30 8FB

A rare opportunity to acquire a spacious family home with panoramic views of Loch Fyne and the iconic Crinan Canal. Set within a peaceful end of cul de sac position on the banks of the Crinan Canal with 9 miles of towpath on your doorstep to enjoy on rural walks or leisurely cycles. This well appointed property offers a flexible layout of 4 or 5 bedroom. Well located close to local primary school and the various amenities Ardrishaig has to offer. Comprising; Lounge, kitchen/diner, dining room, utility, ground floor shower room, 4 double bedrooms, ensuite shower room and a family bathroom. The property further benefits from a detached garage with power and light, wood burning stove, off peak electric heating, oak flooring and interior doors, smoke detectors, partially floored loft with ladder, double glazing, potting sheds, patio and bbq areas, monobloc driveway with private parking for several vehicles. Broadband, 4G and digital tv are available. EPC rating E46 - Council Tax Band F.




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Entrance Hallway

Exterior entry door to welcoming inner hallway with oak flooring, off-peak storage heater, spotlighting and socket point. Large under-stairs cupboard. Solid oak internal doors leading to all ground floor accommodation.

Lounge 4.97m x 3.99m

Comfortably proportioned with a large bay window streaming lots of natural light into the room and offering fabulous views of the Crinan canal and Ardrishaig harbour. Wood burning stove, set on a solid slate hearth with oak mantle, provides a welcome focal point. Oak flooring, dual pendant lighting, TV point, socket points, off-peak storage heater and ample room for freestanding lounge furniture.

Dining Room/Bedroom Five 4.01m x 2.64m

This lovely room has an abundance of light and canal/loch views from dual aspect windows. A flexible use room that is currently utilised as a dining room. Equally suited to use as a ground floor bedroom with the adjacent shower room for one level living if required. Space for freestanding furniture, oak flooring, feature pendant lighting and socket points. Benefits from under-floor electric heating.

Kitchen/Diner 5.00m x 3.75m

Large family kitchen with ample room for dining furniture and window views to the rear. Matching wall and base units with a variety of display and storage options including glazed cabinets and spice rack. Plenty of worktop space, ceramic sink with swan neck mixer tap, instant boiling water tap, Range cooker with LPG 5 burner hob, electric double ovens, grill and extractor hood above. Feature pendant lighting, tiled flooring, off-peak storage heater, ample socket points, space and plumbing for white goods.

Utility Room 1.98m x 1.76m

Plumbing and power for freestanding white goods, fitted wall and base units with worktop, room for outdoor boots and jackets. Stainless steel sink with mixer tap, wall shelving and tiled splashbacks. Located off the kitchen with garden access door to side of property.

Shower Room 1.98m x 1.36m

Handy shower room on the ground floor with thermostatic shower enclosure, WHB and WC. Opaque window, tiled flooring, heated towel rail, tiled splashbacks, Dimplex wall heater, extractor fan and flush ceiling lighting. Located off the inner hallway next to the current dining room/ bedroom 5.

First Floor Landing 4.53m x 1.01m

Carpeted staircase with timber balustrade to first floor accommodation. Feature wall lighting at mid-level and spotlighting. Laminate floored hallway with linen cupboard housing the hot water tank with handy shelving, off-peak storage heater and hatch access to partially floored and shelved loft with easy-stow ladder.

Bedroom One 3.82m x 2.96m

Spacious master bedroom with ensuite facilities and bay window to front offering stunning elevated loch and canal views. Triple inbuilt wardrobes with sliding mirrored doors, carpeted flooring, ample room for freestanding furniture, electric panel heater, socket points and pendant lighting.

Ensuite Shower Room 1.84m x 1.77m

Three-piece suite with thermostatic shower enclosure, WHB and WC. Opaque window, tiled flooring and splashbacks, heated towel rail and wall mounted towel holder, flush ceiling light, Dimplex wall heater and extractor fan.

Bedroom Two 3.22m x 3.02m

Double bedroom currently used as a home office with dual aspect canal and loch views. Space for bedroom or office furniture, carpeted flooring, socket points, phone point and electric panel heater.

Bedroom Three 3.03m x 2.61m

Double bedroom with elevated loch views. Space for freestanding bedroom furniture, double inbuilt mirrored wardrobes, carpeted flooring, socket points, phone point, electric panel heater and pendant lighting.

Bedroom Four 4.39m x 2.79m

Good sized double bedroom with Jack and Jill access to the family bathroom. Carpeted flooring, window views to the rear, triple inbuilt mirrored wardrobes, electric panel heater, socket points and pendant lighting.

Family Bathroom 2.17m x 1.74m

Three-piece suite with full size bath, WHB, WC, tiled flooring and splashbacks. Opaque window, shaver/toothbrush point, mosaic tiling to window shelf, Dimplex heater, extractor fan, feature pendant lighting and heated towel rail. Accessed from upper hallway and bedroom 4.

Garage/Workshop 5.59m x 2.91m

Good sized detached garage/workshop with up and over pull door. Internally boasts extensive power points, lighting, roof storage, range of shelving units, fitted workbench and external power socket. Perfect for storage of outdoor equipment and the DIY enthusiast. To the side of the garage are two further purpose-built bike store/tool sheds with built in shelving. An overhanging pent roof links the two, with the intermediate space providing a covered potting area and built in gas BBQ. There is a sheltered woodshed at the rear of the garage and water butts.

Outdoor space

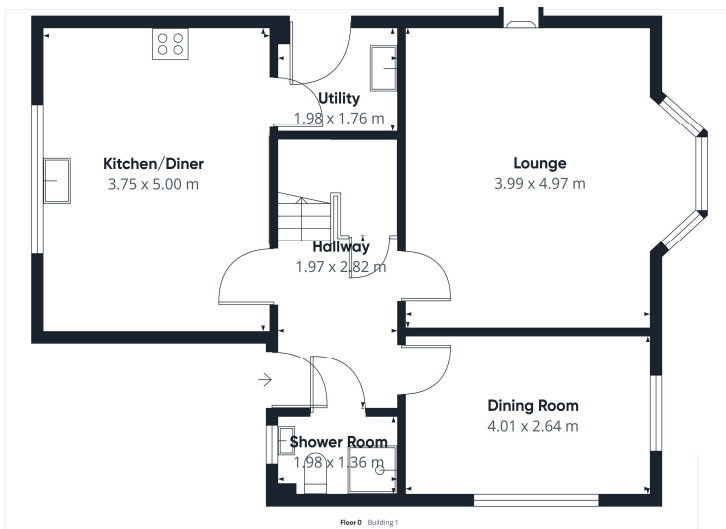
Private gardens to the front, sides and rear offering easy maintenance with potential to put your own stamp on the various areas. Monobloc driveway parking for several cars with further resident parking nearby. To the side garden is a SW facing slabbed seating area ideal for those sunny days to enjoy some al fresco dining from the BBQ area or simply relaxing. Steps lead to the front lawn with amazing canal basin views and boundary fence at the canal tow path. The garden boasts a range of mature flowering shrubs and flower beds. Refuse storage space and outside tap are in situ.

Location

The property is located on the banks of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, community hall, primary school, hairdressers, launderette, the Rumbly Tum cafe and many more. Ardrishaig also has tennis courts, bowling green, local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water ideal for walking and cycling. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has sports facilities, a supermarket, a good range of local shops, restaurants, a local hospital, dentist and vets. Ferry services to the isles of Islay, Arran, Jura and Gigha are all within easy reach. Broadband, 4G and digital TV are available.

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