



5 Bed Detached House

Guide Price: £270,000

4 Mount Pleasant, Lochgilphead, Argyll, PA31 8RA

Spacious family home offering a flexible layout. Ideally situated in a town centre location just a short walk to the local joint campus school, shops and Lochgilphead's many amenities. Comprising; Lounge/diner with patio access, breakfasting kitchen, master bedroom with ensuite shower room, four further double bedrooms, family bathroom and ground floor WC. The property further benefits from an open fire, off peak electric heating, tarmac driveway for 2-3 vehicles, double glazing, French doors, linked smoke detectors, ample inbuilt storage throughout including loft space, front and rear gardens with drying green, log store and rear patio. Timber workshop with wood burning stove for working in the cooler months, power and lighting. High speed broadband, 4G and digital television are available. EPC rating F35 - Council Tax Band E.




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Entrance

Timber entry door to carpeted porch with coat hooks and space for outdoor footwear. Inner hallway with handy cupboard under the stairs, pendant lighting, off peak storage heater, pendant lighting, socket point, carpeted flooring and stairs to first floor accommodation.

Lounge/Diner 6.61m x 3.93m

Inviting family room with partial views towards Loch Gilp and the countryside beyond. Glazed French doors to rear patio and garden, ample space for lounge and dining furniture, solid oak flooring, TV point and socket points. Open fire with marble effect surround and timber mantle, two off peak storage heaters and twin pendant lights.

Breakfasting Kitchen 4.26m x 3.25m

Light and bright with space for breakfasting table and chairs. Matching beech effect wall and base units with ample worktops. Window views to rear gardens, space and plumbing for white goods, plumbing and electrics for freestanding American style fridge/freezer. Stainless steel sink with mixer tap, mosaic tiled splashbacks, vinyl flooring, off peak storage heater, socket points. Timber door to rear garden.

WC 1.47m x 0.91m

Ground floor two piece suite with WC and WHB. Mosaic tiled splashbacks, vinyl flooring, pendant lighting, extractor fan. Feature bicycle accessory towel holder, light fitting and tissue holder.

Bedroom One 3.24m x 2.98m

Ground floor double bedroom with ample space for freestanding bedroom furniture, laminate flooring, window views to the front, socket points, storage heater and pendant lighting. Currently used as a home office.

First Floor

Carpeted stairs with timber balustrade to first floor landing with Velux to front, loft hatch access, off peak storage heater, socket points and twin pendant lights.

Bedroom Two (Master) 3.43m x 3.16m

Good sized double bedroom with ensuite facilities, window views to the rear garden, inbuilt triple wardrobe, carpeted flooring, space for freestanding furniture, panel heater, socket points and pendant lighting.

Ensuite Shower Room 2.03m x 1.26m

Three piece suite with thermostatic shower enclosure, WHB with inbuilt vanity unit beneath and WC. Wet wall and mosaic tiled splashbacks, tiled vinyl flooring, heated towel rail, extractor fan, shaver point, Velux to rear and wall mounted vanity storage.

Bedroom Three 3.29m x 2.61m

Double bedroom with window views to the rear garden, carpeted flooring, space for freestanding furniture, panel heater, socket points and spotlighting.

Bedroom Four 3.27m x 3.23m

Double bedroom with window views to the front, towards Loch Gilp in the distance. Carpeted flooring, space for freestanding furniture, panel heater, socket points and pendant lighting.

Bedroom Five 3.92m x 2.68m

Double bedroom with window views to the front, towards Loch Gilp in the distance. Timber effect laminate flooring, space for freestanding furniture, double inbuilt wardrobes, panel heater, socket points and pendant lighting.

Bathroom 2.01m x 1.54m

Three piece suite with full size bath, overhead electric shower, WHB and WC. Vinyl flooring, tiled splashbacks, Velux to rear, towel holder, tissue holder, extractor fan and spotlighting.

Grounds

The property is set on an elevated position with views across town and towards Loch Fyne. To the front an established bedding area is filled with annual flowering Heather. Slabbed pathways to front, side and rear. Private tarmac driveway to side with space for 2-3 vehicles. To the rear is a large lawn with timber fencing and gates from the side parking area. The sound of the nearby river below creates a peaceful atmosphere. There is a spacious paved patio seating area, whirligig drying green, log store, outside tap and refuse storage area. Workshop 4.72m x 2.33m A well equipped timber construction workshop is in situ with power, lighting, work benches, wall brackets, electric heater and wood burning stove. Ample space for storing bikes and gardening equipment.

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 Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumblin' Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

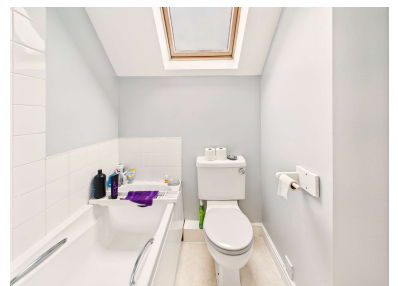
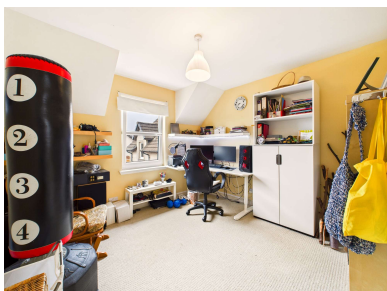
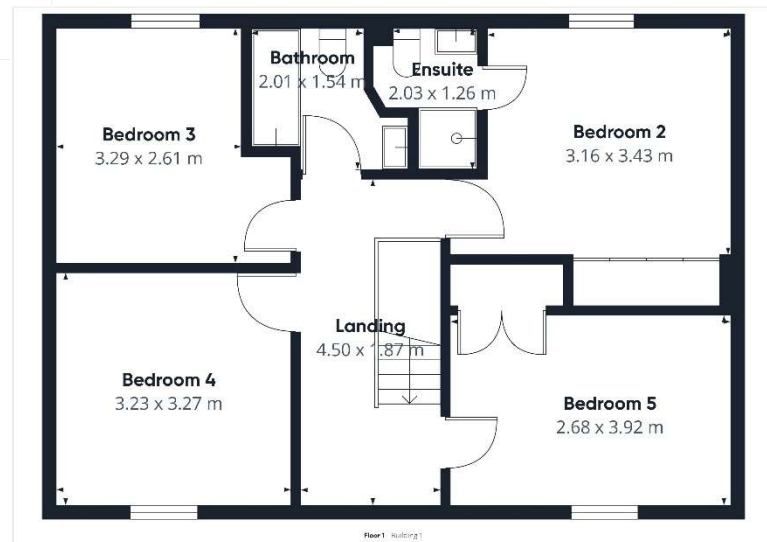
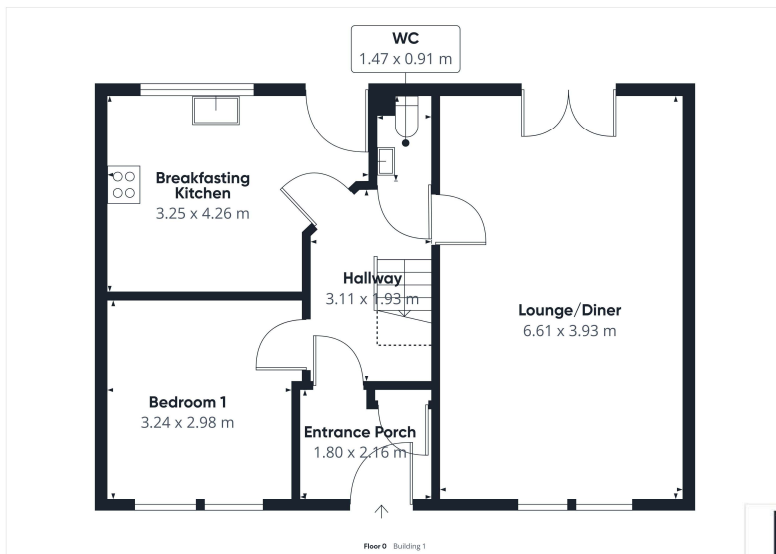
Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor 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 sea front 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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