



2 Bed Terraced House

Offers Over: £165,000

10 The Green, Craobh Haven, by Lochgilphead, Argyll, PA31 8UB

Well presented and charming property with wonderful marina and sea views. Set in the sought after village of Craobh Haven with sailing facilities on your doorstep and equestrian centre nearby. Ideally located between the towns of Oban and Lochgilphead and a short distance from the vibrant community of Ardfert village with a primary school, community hall, well stocked store, hotel and restaurant. 10 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 lounge/diner with patio access to the front raised decking, kitchen, 2 double bedrooms and family bathroom. The property further benefits from recently installed double glazing, an open fire, off peak electric heating and private parking area for 2 vehicles. Broadband, 4G and digital television are available. EPC rating E51 - Council Tax Band D.




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Entrance

Covered entrance porch with tiled floor, outdoor lighting and handy store. The hallway is light and bright with Velux above, carpeted flooring and stairs to first floor accommodation. Access to the kitchen and steps down to the open lounge/diner.

Lounge/Diner 4.74m x 4.52m

Welcoming family room accessed from hallway steps with glazed door to rear patio and seating area. Door and window views to the Marina and sea beyond. Ample space for freestanding lounge and dining furniture, open fire with stone surround and timber mantle. Carpeted flooring, socket points, spot lighting, electric heater, TV and phone point.

Kitchen 2.97m x 2.56m

Window views to front gardens, matching wall and base units in shaker style with ample contrasting worktops. Various storage options throughout including glazed display cabinet and wine rack. Space and plumbing for white goods, large stainless steel sink with mixer tap, tiled splashbacks, laminate flooring, heated towel rail, extractor fan, socket points and spot lighting.

First Floor

Carpeted staircase with balustrade to first floor landing. Loft hatch access and clothes pulley above, Velux to front, socket points and linen cupboard (housing hot water tank).

Bedroom One 3.02m x 2.69m

Good sized double bedroom with window views towards the Marina and sea beyond. Carpeted flooring, pendant lighting, corner sink, electric panel heater, double inbuilt wardrobe, socket points and space for freestanding furniture.

Bedroom Two 2.98m x 2.45m

Double bedroom with window views to front, carpeted flooring, pendant lighting, electric panel heater, double inbuilt wardrobe, socket points and space for freestanding furniture.

Bathroom 2.91m x 2.01m

Modern white three piece suite with Mira electric shower over the bath, WHB with mixer tap and WC. Opaque window to the rear, vinyl flooring, pendant lighting, heated towel rail and extractor fan.

Outside

The property is set in a mid-terraced position with lawn with shrubs leading to entrance porch with storage and lighting. Private parking for 2 vehicles at the rear. Raised decking at the rear providing lovely outdoor seating area with glazed door access to the open plan lounge/diner.

Location

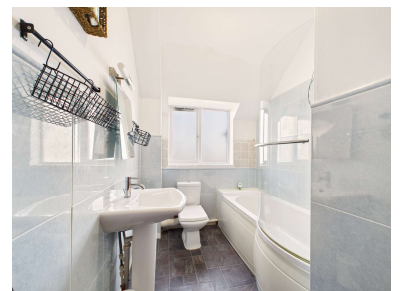
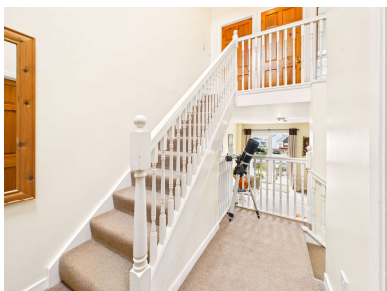
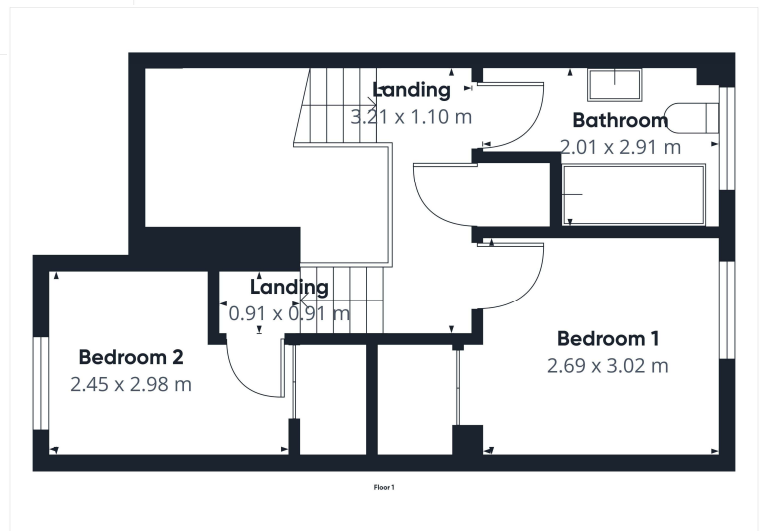
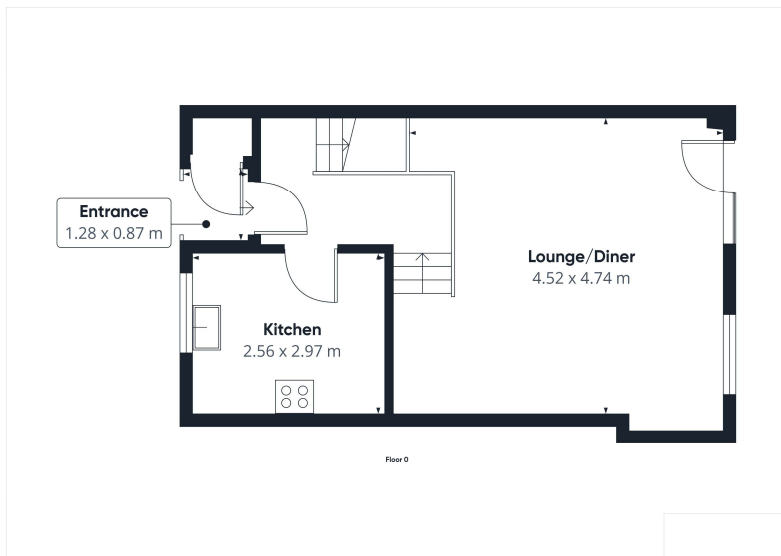
Craobh Haven is situated approx. 5 miles from the village of Ardfern. In Craobh there is a Marina and Chandlery, bustling pontoons, a seasonal café with outdoor seating and a pub/restaurant currently awaiting new ownership. Lunga Riding stables are just along the road. Ardfern has a primary school and 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.

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