



2 Bed Terraced House

Guide Price: £125,000

6 Stag Park, Lochgilphead, Argyll, PA31 8NU

Ideal starter home in walk-in condition following recent redecoration, making it an ideal opportunity for new families or first-time buyers stepping onto the property ladder. A mid terrace property set within a popular residential area of Lochgilphead enjoying a peaceful outlook across the local Bowling Green and is within easy walking distance of the town centre and its various amenities. It benefits from enclosed front and rear gardens suitable for pets and growing families. Comprising; Modern kitchen and bathroom, two double bedrooms on the first floor, ample storage and converted attic space. Additional features include an open fire in the lounge, modern off-peak storage heating, double glazing and linked smoke detectors throughout. EPC rating D65- Council Tax Band B.




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Entrance

The entrance hall has laminate flooring and a UPVC entrance door with an opaque glazed insert and letterbox. The hallway includes an off peak storage heater, pendant lighting, and stairs leading to the first-floor accommodation.

Lounge 4.40m x 3.92m

A bright and comfortable space with views across the front garden, featuring an open fire with a stone surround, an off peak storage heater, laminate flooring, pendant lighting, and plenty of space for comfortable lounge furniture.

Breakfasting Kitchen 4.19m x 2.79m

The breakfasting kitchen has recently been fitted with modern grey shaker style units and provides ample worktop space along with room for a small dining table and chairs. It offers space and plumbing for white goods, a Lamona four-zone electric oven and grill, a Lamona four-zone hob with extractor hood above, metro-style tiling, and a window looking out to the rear garden. The kitchen is fitted with timber-effect laminate flooring, has LED strip lighting, and benefits from off-peak storage heating.

Rear Porch 1.94m x 1.09m

From the kitchen, the rear porch provides access to the garden. This area is finished in timber-effect laminate flooring and includes a uPVC door with decorative opaque glazing, a flush ceiling light, and a very useful walk-in storage cupboard located beneath the stairs, ideal for household equipment and additional storage.

First floor

The first-floor landing is reached via a carpeted staircase with a timber balustrade. The landing features pendant lighting, a cupboard housing the electrical switchboard, carpeted flooring, and an off-peak storage heater.

Bedroom One 3.84m x 3.06m

Bedroom one is positioned to the rear of the property and features laminate flooring, a full-height window overlooking the rear garden, a panel heater, a phone point, pendant lighting, and space for bedroom furniture.

Bedroom Two 3.36m x 3.29m

Positioned to the front of the house and enjoys views across the garden and the bowling green beyond. This room has laminate flooring, a panel heater, pendant lighting, and space for furniture.

Bathroom 2.19m x 1.97m

Recently updated with a modern three-piece suite, including a full-size bath with an electric shower and glazed screen. The walls are finished with white metro tiling, and the floor has tile-effect vinyl. The room includes a wash-hand basin, WC, wall-mounted heated towel rail, an opaque window to the rear, and a flush ceiling light.

Attic

No planning permission or documents are available and can't be provided. The previous owner converted the attic space, and the buyer will need to accept as presented or remove stairs to return to a loft area with hatch access.

Carpeted narrow staircase leads to the loft level that is split into 2 areas.

Attic area one 4.06m x 2.25m

Carpeted flooring, a Velux window to the front, an electric wall heater, LED strip lighting, and an eaves storage cupboard.

Attic area two 3.97m x 1.91m

Includes an inbuilt storage, two eaves storage areas, one housing a recently installed hot water tank, carpeted flooring, a Velux window to the rear, an electric wall heater, and feature wall lighting.

Grounds

The grounds of the property include a front garden primarily laid with stone chips, a slabbed pathway to the front door, a gated entrance, a stone wall boundary to the front and wooden fencing to the side. The area is enhanced by annual flowering shrubs including heather and hydrangea. The enclosed rear garden, accessed from the rear porch, includes a slabbed pathway, a level lawn, space for refuse storage, and a whirly gig for drying laundry.

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.

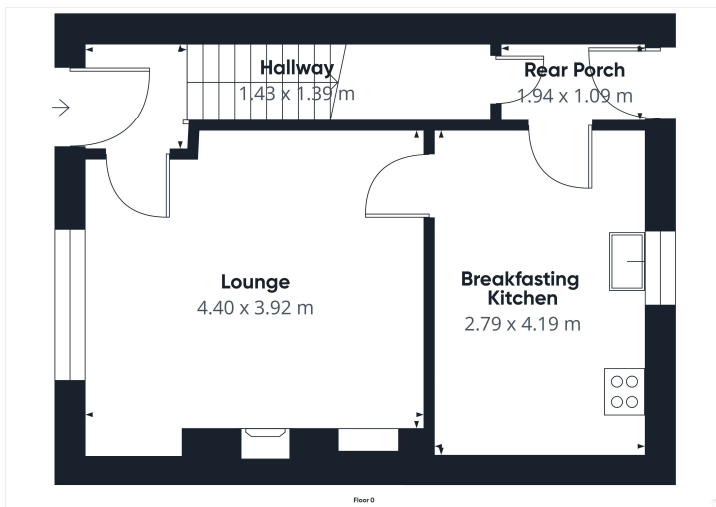
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

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