



PROPERTY
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Queens Crescent
Garelochhead
G84 0DW

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Offers Over £99,000

This two bedroom Semi Detached Villa is situated within an established area within the popular village of Garelochhead and provides a great opportunity for the first or second time buyer.

The property itself has been well maintained both inside and out although is dated internally and offers the opportunity to upgrade as required.

Externally the house is finished with granolithic block and a set beneath a pitched concrete tiled roof with improvements including double glazed windows, upgrading of the kitchen and modern gas fired central heating.

The front garden has a pathway at the side and adjacent to this is a sloping lawn with neat hedge border and stocked planting beds. The rear garden is also mainly lawned and has well stocked flower beds at the far end and includes timber boundary fence, neat hedge and drying poles.

Internally the accommodation is laid out on two levels and comprises entrance hallway with under stair storage cupboard and a staircase at the side leading to the first floor.



Home Report Valuation £105,000

www.packdetails.com

Council Tax Band B

EPC Rating D



The main lounge/ living room has a picture window to the front and original fireplace with electric fire. At the far end of this room is a good size dining area which has double glazed window to the rear over the garden and a serving hatch through to the kitchen.



The kitchen has been upgraded and consists of modern white fronted floor and wall storage units with long chrome handles and this is complemented by dark roll top works surfaces in an L shape which incorporates a stainless steel sink. There's a free standing electric cooker, plumbing for washing machine, window to the rear and a door at the side to the garden.

On the upper level the landing provides access to the two double bedrooms, the larger of which has a particularly impressive view over the surrounding area onto the hillside beyond. Both bedrooms have built in storage and ample space for additional free standing units as required.

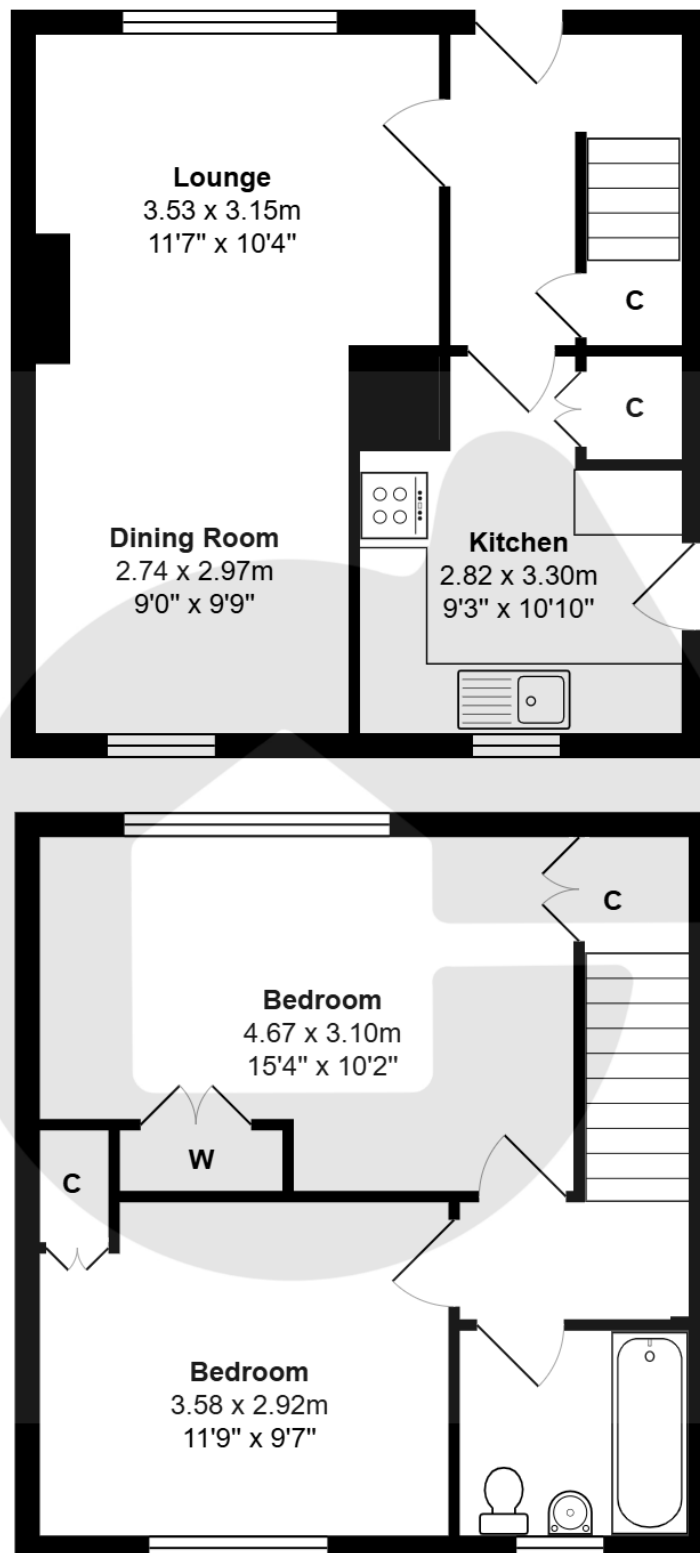


The bathroom is all style but is very well maintained and has a three-piece suite comprising panel bath with shower attachment and screen, wash and basin and WC.

The property further benefits from a hatch on the top landing area leading to a good sized insulated loft.

Vendor Comments

This has been a much loved family home and is in a handy location close to all shops. Really nice street and great neighbours.



Location

Queens Crescent is conveniently positioned for access to the popular primary school and is less than 200 yards from local health centre, parish church and less than 100 yards from regular bus services. The picturesque village of Garelochhead is surrounded by some of Scotland's most picturesque scenery and lies on the northern shore of the loch. The village provides local churches, shops, pub, coffee shops, recently opened out-door centre, garage, train station (with regular services to Glasgow), frequent bus services, playing fields and park.





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