

**16 BADDENS PARK  
LOCHGILPHEAD, PA31 8UL**

**OFFERS IN THE REGION OF £115,000**

Stewart Balfour and Sutherland are delighted to bring to the market a modern, easily run home which is located in an ever popular cul de sac just a short hop skip and a jump from the wide range of amenities which Lochgilphead has to offer. Sold with no onward chain, early viewing is highly recommended.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# 16 BADDENS PARK

- 2 cosy bedrooms • 1 modern bathroom • Spacious reception room • Charming house in Lochgilphead • Built in 1990 • 689 sq ft of living space • Quiet Baddens Park location • Ideal for small families • Close to local amenities • Viewing recommended



Nestled in the charming area of Baddens Park, Lochgilphead, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Built in 1990, the property spans an inviting 689 square feet, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, ensuring that meal preparation is a pleasure. The two bedrooms are generously sized, offering ample space for rest and personalisation, while the bathroom is fitted with modern amenities to cater to your daily needs.

The location of this property is particularly appealing, as it is situated in a tranquil neighbourhood, surrounded by the natural beauty of Lochgilphead. Residents can enjoy the nearby parks and scenic walks, making it a wonderful place for outdoor enthusiasts. Additionally, the local amenities, including shops and schools, are within easy reach, ensuring that all your daily requirements are conveniently met.

This house at Baddens Park presents an excellent opportunity for those looking to settle in a serene environment while still being close to the vibrant community of Lochgilphead. With its charming features and prime location, this property is not to be missed.





### **Living Room**

This living room offers a spacious and comfortable setting with a large window that fills the room with natural light. The space is inviting and adaptable, featuring neutral walls and a carpeted floor, providing a warm atmosphere for relaxation or entertaining.

### **Kitchen/Diner**

The kitchen/diner is a practical and well-lit space with tiled flooring and a door leading out to the garden. It includes ample countertop workspace and wooden cabinetry, along with an integrated oven and sink positioned under a window. This room provides a pleasant area for cooking and dining while enjoying views of the outside.

### **Bedroom 1**

This ground floor bedroom is a cosy room with a window that allows natural light to brighten the space. It features a carpeted floor and neutral walls, making it easy to personalise according to taste. The room offers a comfortable sleeping area with space for essential bedroom furniture.

### **Bedroom 2**

The first floor bedroom is a bright, airy space featuring a bay window that enhances the room with plenty of natural light. It benefits from fitted mirrored wardrobes, providing useful storage while keeping the room feeling spacious. The carpeted floor and neutral tones make this a restful and adaptable bedroom.

### **Bathroom**

This bathroom is fitted with a bathtub and a vanity unit that incorporates the sink and storage underneath. The walls are tiled, creating a clean and fresh look, and a skylight window adds natural daylight to the space. Wood effect flooring adds a touch of warmth and contrast to the room.

### **Hallway**

A bright hallway with wooden flooring and a green carpeted staircase rising to the first floor. The hallway connects the living room and bedroom on the ground floor and provides access to the upper floor landing.

### **Landing**

The first floor landing is finished with a green carpet and benefits from natural light through a skylight. It provides access to the bathroom and the main bedroom upstairs, as well as a view down the staircase.

### **Rear Garden**

The rear garden offers a generous green space with mature trees and shrubs. It is fully enclosed with fencing, providing privacy and a safe environment for outdoor activities, gardening, or relaxing in the fresh air.

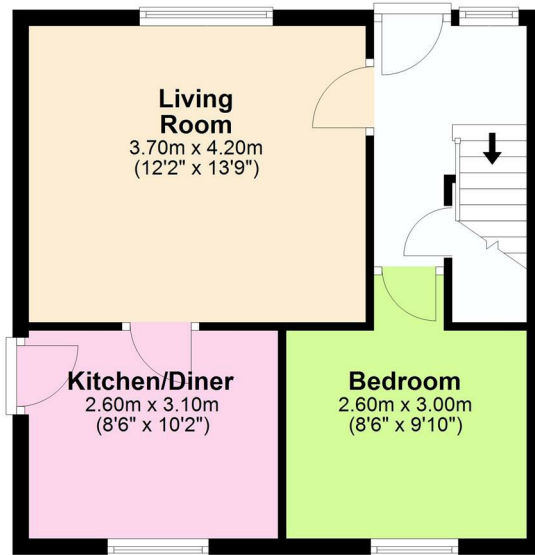
### **Front Exterior**

The front exterior of the property features a quaint picket fence enclosing a small lawned area. The semi-detached home has a traditional appearance with white rendered walls and a tiled roof, set within a peaceful cul de sac setting.



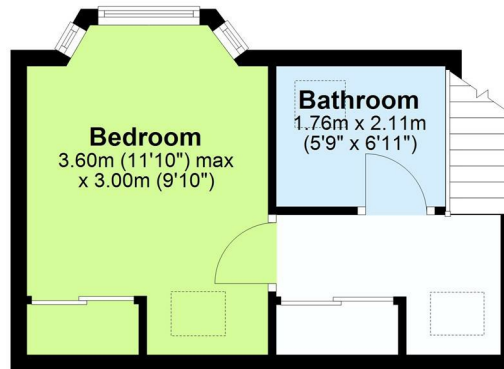
## Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



## First Floor

Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 sq. feet)

NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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