



2 Bed Semi Detached House

Guide Price: £190,000

2 Cairnbaan Lea, Cairnbaan, by Lochgilhead, Argyll, PA31 8BA

Attractive and modern family home positioned adjacent to the renowned Crinan Canal, offering a well-presented interior complemented by a freshly painted exterior. Set within a sought-after semi-rural village. The property enjoys a peaceful setting while remaining within a short commute of Lochgilhead. Cairnbaan Lea is a tranquil hamlet of similar properties, ideally situated on the edge of the popular sailing and commuter village of Cairnbaan. The accommodation comprises a bright lounge/diner with French doors opening onto the rear patio and enclosed garden, a well-appointed breakfasting kitchen, two double bedrooms, a ground floor shower room, and ample storage throughout. Further benefits include off-road monobloc resident parking, off-peak electric heating, double glazing, a sunny front garden, and a fully enclosed rear garden featuring a patio area, garden shed, and whirligig. Locally you will find an abundance of outdoor pursuits, including numerous rural walking and cycling routes and approximately 9 miles of canal towpath, while being just a 5-minute drive from Lochgilhead where a full range of everyday amenities can be found. High-speed broadband and digital television services are available. EPC rating D64 – Council tax band C




ARGYLL
Estate Agents

Entrance

Front porch with laminate flooring and pendant light, space for coat hooks and outdoor footwear. Half glazed door to inner hallway.

Hallway 2.93m x 1.79m

Providing access to all ground floor rooms, with laminate flooring, pendant light, off peak storage heater, and a large cupboard under the stairs.

Lounge/Diner 6.00m x 3.40m

Light and bright room with space room for both lounge and dining furniture, creating a practical and functional family living environment. Window to the front and French doors to the rear garden with patio seating area. Laminate flooring, twin pendant lights, off peak storage heater, TV point and sockets.

Kitchen 3.42m x 2.42m

Modern kitchen with matching shaker-style wall and base cabinets offering a range of storage options including a glazed display cabinet, complemented by ample worktop space and tiled splashbacks. Window to the front and door to the side of the property. Pantry cupboard, stainless steel sink with swan neck mixer tap, integrated oven/grill, four-zone electric hob with extractor hood above. Space and plumbing for white goods, vinyl flooring, spotlighting and sockets.

Shower Room (Wet Room) 2.47m x 1.69m

Ground floor three-piece suite in wet room style with non-slip flooring, easy access shower area with electric unit, wash hand basin and WC. Opaque window to the rear, wall mounted towel rail, wall heater, flush ceiling light and space for vanity furniture. Walls are finished in a mixture of wet wall splashbacks and tiling.

First floor

Accessed via a carpeted staircase with handrail leading to both bedrooms. Velux window over the staircase, loft hatch access pendant lighting and storage cupboard.

Bedroom One 4.53m x 3.41m

Good sized double bedroom with carpeted flooring, double inbuilt mirrored wardrobe, dormer window to the front with canal views, panel heater, pendant light and sockets.

Bedroom Two 3.57m x 2.59m

Double bedroom with carpeted flooring, double inbuilt cupboard, dormer window to the front with canal views, panel heater, pendant light and sockets.

Grounds

To the front there is a well stocked open garden with a mixture of plants and shrubs. Resident monobloc parking area and well kept communal lawns, Slabbed pathways lead to the front door and continue along the side of the house to the rear gardens. The rear garden is designed for ease of maintenance, being mainly laid to stone chips and slabs, with a bedding area for plants. A patio seating area provides space for outdoor dining and BBQs. The garden further benefits from a timber shed, whirligig and outside tap, and is fully enclosed with fencing and a gate to the side of the house. Beyond the boundary is a natural woodland creating a peaceful setting that attracts local birdlife.

Location

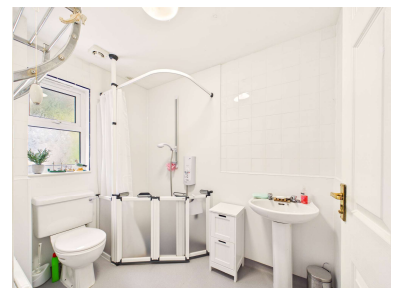
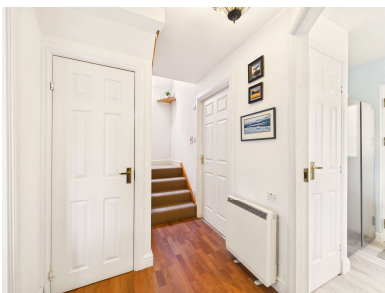
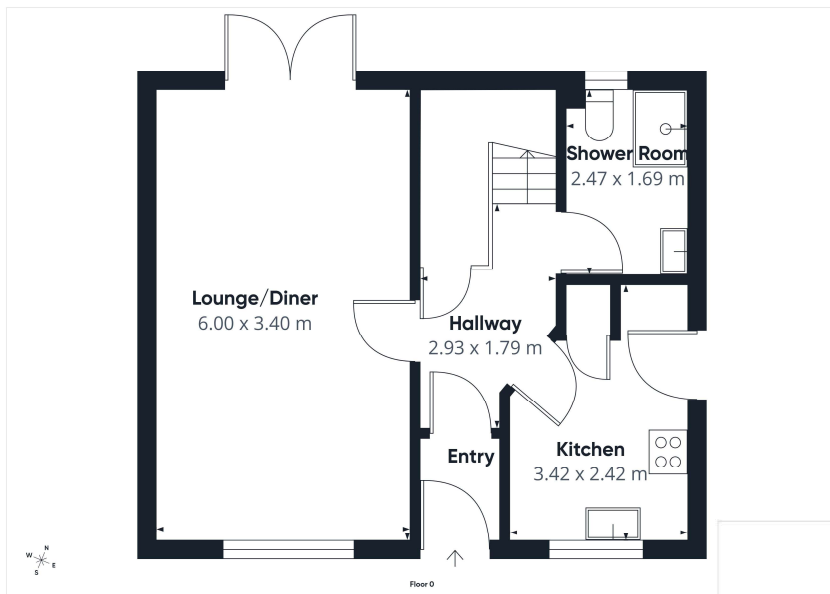
The picturesque Crinan Canal is one of the main focal points of the village, offering opportunities for leisurely walks or simply enjoying the peaceful surroundings while watching boats pass by. The Cairnbaan Hotel is within a short walk and, now under new ownership, is currently undergoing extensive refurbishment. A five-minute drive brings you to Lochgilphead, where a range of local amenities can be found including shops, cafés and restaurants, as well as a hospital, school, dentist and sports facilities.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Lochgilphead 01546 607045 or Oban 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and should not be relied upon as representations of fact. In particular: (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure and may be subject to a small margin of error at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings, and movable items are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130
Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.