



2 Bed End Terraced House

Guide Price: £130,000

17 Blarbuie Road, Lochgilphead, Argyll, PA31 8LE

Well presented home with modern interiors, ideally situated within a peaceful residential area near the golf course, within walking distance of the local school and town amenities. The property benefits from a large garden shed complete with power and a bar area in rear garden with woodland backdrop, drying green and vegetable growing planters. Enclosed front garden with rural views, timber fencing, lawn and patio seating area. Accommodation comprises two double bedrooms, lounge, kitchen and a modern bathroom. Further benefits oil central heating, double glazing, loft space and off road parking for two vehicles to the rear. Highspeed broadband, 4G and digital television services are available.

EPC rating D56 - Council Tax band B




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Entrance

Accessed via a uPVC door, the entrance area is finished with laminate flooring and pendant lighting. Carpeted stairs leading to the first floor accommodation.

Lounge 4.23m x 3.77m

Comfortable living space with a window to the front providing natural light and rural view. The room offers ample space for freestanding furniture, alcove shelving with a small cupboard below, original fire space with tiled detailing and oak mantle providing an attractive focal point. Finished with laminate flooring, decorative wall panelling, stylish lighting, central heating radiator, TV point and power sockets.

Kitchen 5.09m x 2.23m

Light and bright kitchen fitted with matching sage wall and base units providing ample storage and worktop space. Appliances include a four-ring gas hob with integrated electric oven and grill below. Space and plumbing provided for white goods, along with a ceramic sink with swan neck mixer tap. Additional features include a useful understairs pantry cupboard, feature tiled splashbacks, spotlighting, central heating radiator and power sockets.

First floor

Carpeted staircase with timber handrail, the first floor landing benefiting from a side facing window providing natural light, loft hatch access and pendant lighting.

Bedroom One 4.11m x 3.36m

Good sized double bedroom offering ample space for freestanding furniture. The room benefits from a window to the front providing natural light, carpeted flooring, central heating radiator, wall mounted TV point, power sockets and pendant lighting.

Bedroom Two 3.19m x 2.91m

Double bedroom with a window to the front providing natural light. The room offers space for freestanding furniture and is finished with carpet flooring, a central heating radiator, pendant lighting and power sockets.

Bathroom 2.02m x 1.91m

Contemporary three-piece bathroom suite comprising p shape shower bath with screen and electric shower above, wash hand basin with vanity storage and WC with concealed cistern. The room benefits from opaque window to the rear providing natural light and privacy. Finished with neutral tiling, modern taps, timber effect vinyl flooring, pendant lighting and an extractor fan.

Grounds

To the side of the property, a stone chipped shared driveway leads to the rear where there is parking available for 2 vehicles. To the front, there is an attractive patio seating area with picket fencing, a small lawn section and a rockery, all safely enclosed with a gate for access.

The rear garden is generous in size and bordered by fencing and a stone wall to either side, with the majority laid to lawn. Additional features include vegetable growing planters and a children's swing set currently in situ. The setting is peaceful, with the local golf course nearby and woodland located to the rear providing a pleasant backdrop.

Garden Shed 4.38m x 3.50m

Substantial timber garden shed, thoughtfully set up to incorporate a purpose-built bar area, creating an ideal space for entertaining. The shed is equipped with power and lighting, including spotlighting. To the rear, there is a separate section providing useful additional storage space for tools, bikes or garden equipment.

Location

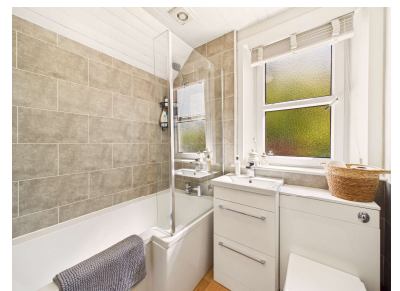
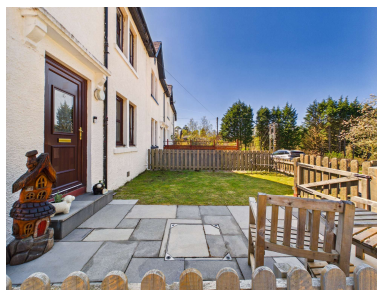
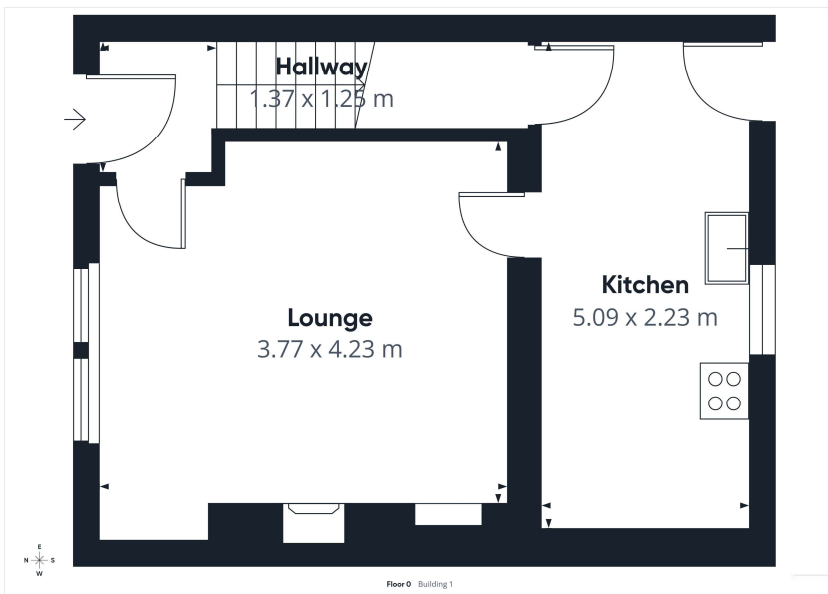
The property is ideally located within walking distance of the hospital, local school and the town centre amenities. Lochgilphead provides a Co-op supermarket and Tesco Express along with a range of smaller independent shops catering for many everyday requirements. The town also has a hospital, dentist, vets, garages, banks and both primary and secondary schooling. Leisure facilities include a swimming pool and a variety of sporting activities. The Crinan Canal is only a short walk away, while the surrounding countryside offers excellent opportunities for outdoor pursuits ranging from walking and mountain biking to more challenging activities.

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