

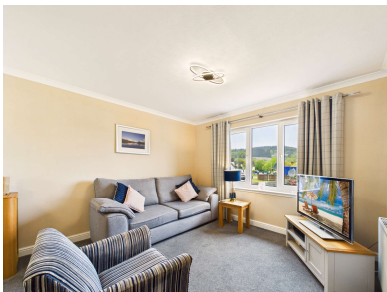


2 Bed Semi-Detached House

Offers Over: £149,950

19 Meadows Place, Lochgilphead, Argyll, PA31 8AB

Ideal starter family home with recent oil central heating and hot water system installed. Set within a popular residential area of town, conveniently located within easy walking distance of the town centre and the picturesque Crinan Canal, well known for its scenic waterside walks and cycle paths. Offering an excellent opportunity for first time buyers or young families, the property provides bright and comfortable accommodation throughout. Externally, the home benefits from easily maintained enclosed gardens along with a timber shed providing useful outdoor storage, while a private driveway offers off-road parking. The accommodation comprises a spacious lounge/diner with patio doors opening to the rear patio and garden, kitchen with side garden access, two double bedrooms and a recently installed modern shower room. Further benefits include oak interior doors, loft storage space and double glazing. High speed broadband, 4G and digital television services are available at the property. EPC rating: C70 and council tax band: C to keep household bills lower.




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Entrance

Timber exterior front door to inner hallway with oak doors to lounge/diner, kitchen, shower room and stairs to first floor accommodation. Karndean flooring, large storage cupboard, feature lighting and central heating radiator.

Lounge/Diner 6.00m x 3.38m

Spacious family lounge/diner featuring patio doors to rear garden and window view to front. Ample space for freestanding lounge and dining furniture. Carpeted flooring, two central heating radiators, twin LED ceiling lights, TV point and sockets.

Kitchen 3.39m x 2.39m

Light and bright with window views to front and access to side of property. Fitted with white wall and base units with ample worktops and sockets, creating a practical workspace. Stainless steel sink, space and plumbing for white goods and extractor hood. Pantry cupboard, fridge freezer space, Karndean flooring, spotlighting and central heating radiator.

Shower Room 2.38m x 1.71m

Recently installed with walk in thermostatic shower enclosure, wet wall panel splashbacks and glazed screen. WC, WHB with mixer tap and vanity storage beneath. Opaque window to rear, tiling to walls, Karndean flooring, heated towel rail, spotlighting and extractor fan.

First Floor

Carpeted staircase with painted banister to the first floor accommodation. Velux window above allowing for natural light, storage cupboard, loft hatch access and feature lighting.

Bedroom One 4.46m x 3.38m

Good sized double bedroom with dormer window to front and Velux to Rear. Offering ample space for freestanding furniture, inbuilt wardrobe, carpeted flooring and central heating radiator.

Bedroom Two 3.60m x 2.63m

Bright double bedroom with dormer window to front and space for freestanding furniture. Inbuilt wardrobe, carpeted flooring and central heating radiator.

Grounds

Driveway laid with stone chips to the front providing parking with additional resident parking opposite the property. Timber fencing and gate to front and side (rear fencing to be completed soon). Slabbed pathways, level lawn and established shrubs planted to the front garden. To the rear there are tiered patio and lawn areas, easily maintained stone chipped seating area and a whirligig. Further benefits include an outside tap and a timber shed ideal for storage. A rear gate gives direct access to Monydrain road with country walks to the left and a short cut to the town centre on the right.

Location

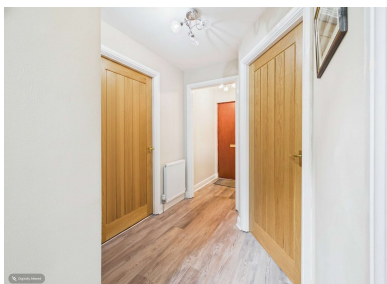
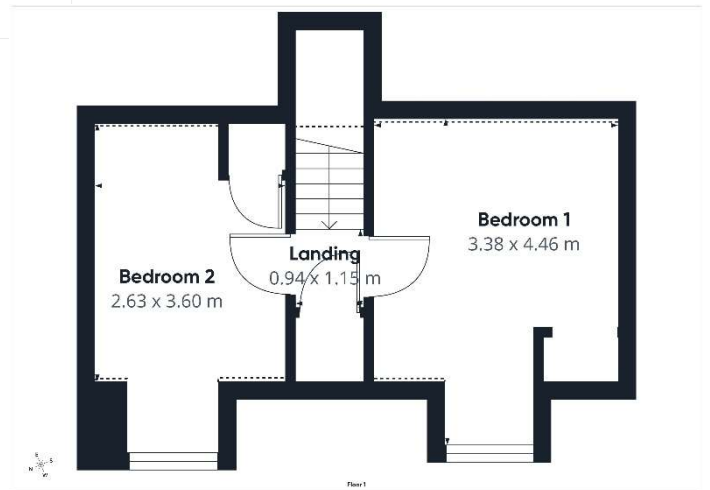
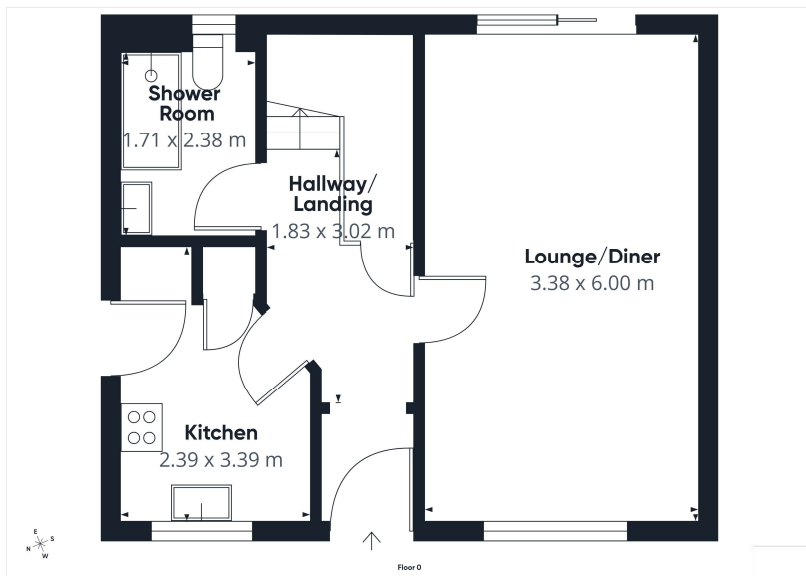
Lochgilphead provides a Co-op supermarket and Tesco Express, along with a variety of smaller independent shops catering for everyday needs. The town benefits from a wide range of amenities including a hospital, dentist, vets, car garages, banks, opticians, primary and secondary schools, and serves as the headquarters for Argyll and Bute Council. Recreational facilities include a swimming pool and a variety of sports amenities. Local cafés and restaurants include Café 35, The Coriander, The Smiddy Bistro, The Stag Hotel, Taj Mahal and Lee Garden takeaway, while nearby options include the Cairnbaan Hotel, Grey Gull and Rumbly Tum. The surrounding area is renowned for its stunning scenery and outdoor lifestyle, with nearby marinas at Craobh Haven, Ardfern and Crinan all within approximately 20 miles, and the picturesque Crinan Canal located close by. This peaceful corner of Argyll is steeped in history, with significant Neolithic and Megalithic sites at nearby Kilmartin. The countryside surrounding Lochgilphead is ideal for a wide range of outdoor pursuits including walking, cycling, mountain biking and water activities. Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront, busy harbour and excellent sailing waters. Known as the "Gateway to the Isles," Oban offers rail links to Glasgow and regular ferry services to the Inner and Outer Hebrides.

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