





11 ROWAN PARK
LOCHGILPHEAD, PA31 8JT

OFFERS IN THE REGION OF £115,000

Stewart Balfour & Sutherland are delighted to present this extended two-bedroom home in a quiet cul-de-sac close to central Lochgilphead. Offering flexible accommodation, low-maintenance gardens and no onward chain, early viewing is highly recommended.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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11 ROWAN PARK

- Extended two-bedroom home
- Quiet cul-de-sac setting
- Flexible second reception room
- Gardens to three aspects
- Two double bedrooms



11 Rowan Park, Lochgilphead

Stewart Balfour & Sutherland are delighted to bring to the market this well-presented and extended two-bedroom family home, pleasantly positioned within an attractive cul-de-sac setting in the heart of Lochgilphead. Conveniently located within a short walk of the town centre, local shops and amenities, the property enjoys excellent natural daylight and sunshine together with low-maintenance gardens to three aspects.

The accommodation is entered via a useful entrance porch, opening into a spacious and welcoming hallway with stairs rising to the first-floor level. To the left is the generously proportioned living room, offering ample space for a range of freestanding furniture and providing a comfortable setting for everyday living.

The living room leads through to a substantial extension, providing excellent additional accommodation and considerable flexibility. This space would work equally well as a second sitting room, family room, home office or, if desired, could offer the potential for use as a ground-floor bedroom.

The kitchen is fitted with a useful range of wall and base units complemented by wipe-clean work surfaces. A window and door provide natural light and direct access to the rear patio garden, where there is a drying whirligig. A particularly useful understairs storage cupboard is also accessed from the kitchen.

On the first floor are two well-proportioned double bedrooms together with the family bathroom.

Externally, the property benefits from low-maintenance garden areas to three aspects, generally laid to paving slabs and gravel for ease of upkeep. The different garden areas provide a choice of pleasant spaces for outdoor seating, dining and enjoying the sunshine throughout the day.

Whilst the property offers scope for a new owner to personalise the accommodation to their own taste, it represents an excellent opportunity for a first-time buyer, small family or those looking to downsize without compromising on living space. Further benefits include double glazing and no onward chain, and early viewing is highly recommended.

Lochgilphead is a popular and well-served town at the head of Loch Gilp, offering an excellent range of everyday amenities including shops, cafés, schooling, healthcare facilities and leisure opportunities. Its central Argyll location also provides convenient access to the surrounding countryside and coastal areas for which this part of Scotland is renowned.





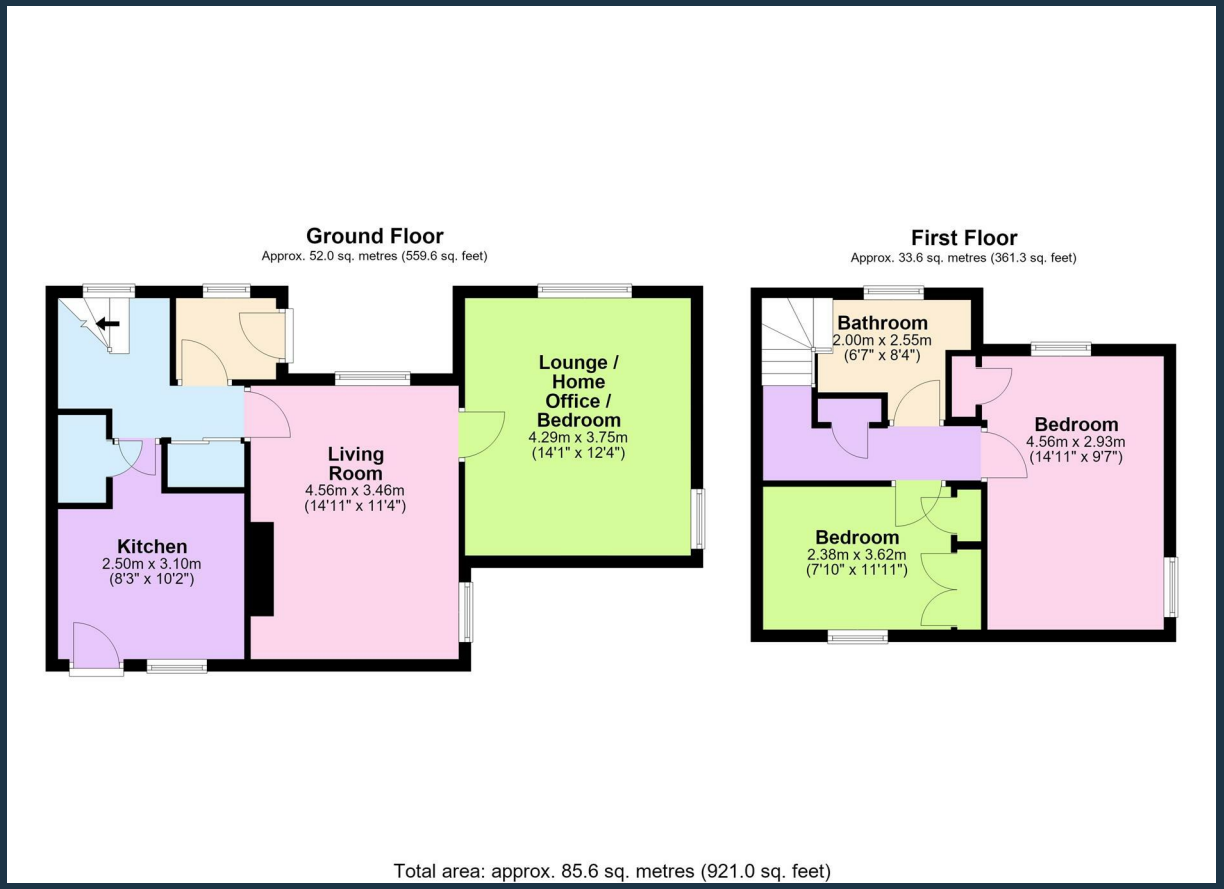












Total area: approx. 85.6 sq. metres (921.0 sq. feet)





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 rely upon any statement, whether oral or written, made by the agents.

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