



3 Bed Semi-Detached House

10 Upper Riochan, Inveraray, Argyll, PA32 8UR

Guide Price: £170,000

Good sized family home occupying a generous corner plot that presents an exceptional opportunity for those seeking an easier pace of life in a prime residential area of the ever popular town of Inveraray. A highly convenient location within walking distance of the local primary school, a range of amenities, shops, and restaurants, making it ideal for families and those looking to be close to the heart of the community. The accommodation comprises a kitchen with direct access to the garden, lounge/diner, ground floor bedroom and modern

4-piece bathroom. On the first floor, there are two further well-proportioned double bedrooms, and excellent storage throughout the property including a large walk-in cupboard that could convert to a first-floor shower room, eaves storage, loft space and inbuilt wardrobes. Further benefits include oil central heating, partial double glazing, and extensive enclosed gardens to the front, side and rear.

The outdoor space is complemented by a good size timber shed with power and light, a small garden shed and a drying green. Free resident car park and on street parking available at the property. While the property would benefit from a degree of upgrading, this has been carefully reflected in the attractive asking price and surveyors valuation, offering purchasers the opportunity to add value and personalise the home to their own taste. EPC rating E51 Council tax band C. Broadband, 4G and digital television are available at the




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Entrance and hallway 4.54m x 1.91m

Light and bright entrance with white upvc door, opaque glazing and window from the front. Carpeted flooring and stairs to first floor accommodation. Storage space with coat hooks beneath stairs. Central heating radiator, socket points, phone point and access to lounge/diner, bedroom one, kitchen and bathroom.

Lounge/Diner 6.06m x 3.93m

A well-proportioned room enjoying dual aspect windows to the front and rear, allowing for plenty of natural light. There is ample space for freestanding lounge and dining furniture. The room is carpeted with wallpapered walls and two central heating radiators along with a freestanding electric fire set within a timber surround. Additional benefits include pendant lighting, socket points, and a TV point.

Kitchen 3.99m x 2.19m

Fitted with matching wall and base units offering a variety of storage options, including glazed display cabinets and open shelving. There is ample worktop space, incorporating a stainless steel sink positioned beneath a window overlooking the rear garden. Space and plumbing for white goods, with socket points, ceiling spotlighting and central heating radiator. Finishes include tiled splashbacks and laminate flooring. Entered from the hallway through a timber door with glazed inserts and also benefits from a uPVC door providing direct access to the rear garden.

Bedroom Three 2.77m x 2.42m

Ground floor small double bedroom with window views to the front. Space for freestanding furniture, carpeted flooring, pendant lighting and central heating radiator.

Bathroom 3.14m x 1.61m

Modern 4-piece suite, modern full sized bath with central mixer tap, electric shower enclosure, WHB and WC. Opaque window to rear, tile effect vinyl flooring, tiled splashbacks including mosaic detailing to the bath. Spotlighting, central heating radiator, extractor fan, heated towel rail, storage heater, wall mounted mirror and vanity cabinet.

First Floor Landing 2.86m x 1.23m

Carpeted staircase with timber handrail to carpeted landing. Storage heater, eaves storage, loft hatch access and pendant lighting. Large walk in cupboard where similar properties have installed a shower room subject to usual consents.

Bedroom One 4.25m x 3.44m

Spacious double bedroom with room for freestanding furniture. Window views to the front, carpeted flooring, central heating radiator and pendant lighting. This room benefits from two separate inbuilt wardrobes.

Bedroom Two 3.97m x 3.64m

Another good-sized double bedroom with room for freestanding furniture. Window views to the front, carpeted flooring, central heating radiator and pendant lighting. This room benefits from two cupboards providing additional inbuilt storage space.

Grounds

The property sits on a good size corner plot, beautifully enhanced by mature planting including annual flowering azaleas, hydrangeas and roses. The garden is predominantly laid to lawn and incorporates a drying green, a timber shed with power and light, a smaller garden shed, and an outside tap. Metal fencing encloses the garden, with gated access to both the front and side. Slabbed pathways and red stone chipped borders neatly frame the property, adding definition and ease of maintenance. The oil tank and boiler are located to the rear. Parking is currently available on-street, with a nearby residents car park for added convenience. For families, a children's swing park is located just a one-minute walk away and country walks to the hillside at the rear, further enhancing the appeal of this well-positioned home.

Location

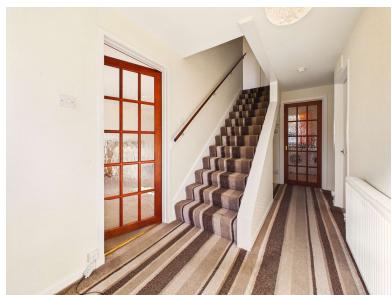
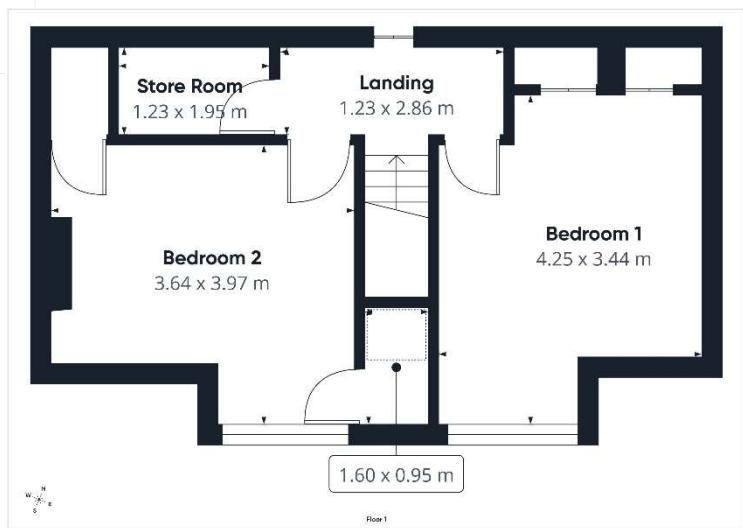
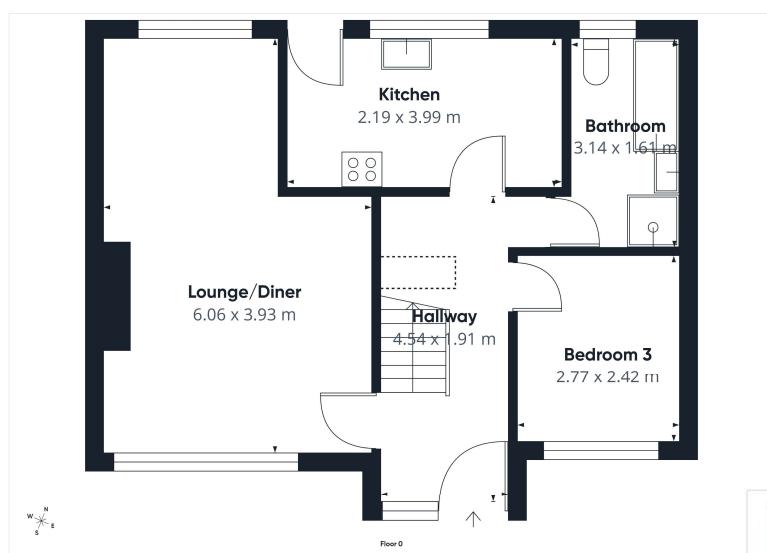
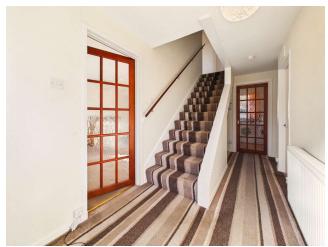
The town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 50 minutes South of Oban and 40 minutes North of Lochgilphead. The property is a 10 minute walk from Inveraray's thriving old town with independent shops and amenities including a primary school, a post office, Doctors surgery. There are many delightful places to eat and drink including The Inveraray Inn with loch facing beer garden, Brambles Bistro with hidden garden terrace, The Cottage and Ocho. The local 9 hole gold course and Loch Fyne Hotel with swimming pool and Spa are a 5 minute walk from the property.

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