



## 16 Jubilee Terrace

Lochgilphead | Argyll | PA31 8NT

Guide Price £180,000

**Fiuran**  
PROPERTY

# 16 Jubilee Terrace

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16 Jubilee Terrace is a beautifully presented terraced home, ideally situated within easy reach of Lochgilphead's town centre. The property boasts an impressive open-plan living area, perfect for modern family living and entertaining, along with three generously sized double Bedrooms. Externally, the home benefits from a fully enclosed rear garden, as well as two dedicated private parking spaces.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented 3 Bedroom terraced Home
- Open plan Lounge, Dining, Kitchen
- 3 double Bedrooms
- Modern Bathroom and Shower room
- Oil central heating and multi fuel stove
- Double glazing throughout
- Loft space offering storage
- Enclosed, private Garden with 2 sheds
- Private parking spaces for 2 vehicles
- Close proximity to Lochgilphead town centre
- Walking distance to excellent local bus service
- Convenient to a variety of local amenities



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The ground floor accommodation comprises an open plan and spacious Lounge, Dining and Kitchen. The property is beautifully presented throughout featuring wooden flooring, a multi fuel stove, and a high standard of Kitchen and Bathroom finishes.

The first floor comprises of three double Bedrooms, Shower room, Bathroom and a loft space accessed via a hatch and ladder which offers a useful storage space. The property benefits from Oil central heating along with double glazed windows.

The enclosed private garden to the rear of the property, mainly laid to patio slabs and decking offers two garden sheds and offers the perfect spot to relax or entertain.

Situated in a quiet cul-de-sac the property is located in a central position in Lochgilphead, a convenient walking distance to a number of local amenities.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via private parking from the front into a patio entrance door into the Lounge, or via steps into an entrance door at the rear of the property into the Kitchen.

#### **OPEN PLAN LOUNGE/DINING & KITCHEN**

(9.7m x 4.9m, at widest points)

#### **LOUNGE** 4m x 2.7m

With wooden flooring, radiator, open plan to the Dining area, stairs leading to the first floor and patio doors to the front elevation.

#### **DINING AREA** 4m x 4m

With wooden flooring, multi fuel stove with polished granite hearth, built in alcove with storage cupboard below, radiators and open plan to the Lounge and Kitchen.

#### **KITCHEN** 4.9m x 2.1m

Fitted with a range of base and wall mounted storage units, large central island, wooden worktops, contemporary splashbacks, stainless steel sink & drainer, gas range cooker with 5 ring hob (external gas bottle connection), and extractor fan overhead, integrated dishwasher, open plan to the Dining area, window to the rear elevation and external door leading to the Garden.



**BEDROOM ONE/ MASTER** 3.7m x 3.2m

With window to the front elevation, radiator, built in wardrobe, and carpeted flooring.

**BEDROOM TWO** 3m x 2.7m

With window to the rear elevation, radiator, storage cupboard, and carpeted flooring.

**BEDROOM THREE** 3.1m x 2.9m

With window to the front elevation, built in wardrobe, radiator, and carpeted flooring.

**SHOWER ROOM** 1.6m x 1.8m

With white suite comprising WC and wash hand basin, base mounted vanity units, shower enclosure with sliding door and mixer shower over, extractor fan, heated towel rail, tiled flooring, partially tiled walls, storage cupboard and window to the rear elevation.

**BATHROOM** 1.8m x 1.6m

With white suite comprising WC, wash hand basin and jacuzzi style bath, extractor fan, radiator, tiled flooring, Respatex style wall panelling, and window to the rear elevation.



## GARDEN

The enclosed garden to the rear of the property features a stylish decking area complete with a garden shed, space for outdoor seating and entertaining. A further area behind the decking offers a further garden shed, storage space and houses the oil tank. Two private parking spaces are provided to the front of the property.

## LOFT SPACE

The loft space accessed via a hatch and ladder from the first-floor hallway is partially floored and offers a useful space for storage.





## 16 Jubilee Terrace, Lochgilphead

*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage. Oil central heating.

**Council Tax:** Band C

**EPC Rating:** D67

**Gross Internal Floor Area:** 100m<sup>2</sup> (approx)

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Lochgilphead is a small town with a population of around 2,200, offering a variety of facilities and services. With a primary/secondary school campus, modern sports centre, swimming pool, churches & supermarket, as well as many independent cafes, restaurants and shops.

## DIRECTIONS

From the roundabout on the A83 at Lochgilphead's front green, turn into Argyll Street and proceed to the next roundabout and turn left onto Bishopton Road. Take the next right into Jubilee Terrace immediately after the entrance to the supermarket car park. The property is located beyond the parking spaces and can be identified by a Fiuran for sale sign on the front patio door.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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