



## 23 Upper Glenfyne Park

Ardrishaig | Argyll | PA30 8HH

Guide Price £130,000

**Fiuran**  
PROPERTY

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Ardrishaig | Argyll | PA30 8HH

This beautifully presented two-bedroom terraced home is situated in the popular village of Ardrishaig. The property is an ideal choice for first-time buyers, those looking to downsize, or a small family. Key features include oil-fired central heating and a charming woodburning stove. Externally, the home benefits from a generous garden, as well as a private driveway offering off-street parking.

Special attention is drawn to the following:-

### Key Features

- Well-presented two Bedroom terraced House
- Entrance Porch, Hallway, Bathroom
- Spacious Lounge/ Diner, modern Kitchen
- 2 large first-floor Bedrooms
- Woodburning stove
- Generous Garden with private driveway
- Attractive decking area
- Garden Shed
- Double glazing throughout, oil central heating
- Loft space offering storage
- Popular and quiet village location
- Excellent bus service to nearby Lochgilphead
- Walking distance from primary school & village amenities



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The ground floor accommodation comprises an Entrance Porch, Hallway with stairs rising to the first floor, modern fitted Kitchen, and a spacious Lounge/ Diner with sliding patio doors to the Garden. The Lounge/ Diner boasts an attractive woodburning stove to supplement the recently updated oil central heating system.

The first-floor accommodation comprises two large double Bedrooms and eaves storage space accessed from the landing. A partially floored loft space offers additional useful storage space.

The outdoor space includes a large partially enclosed front and back garden, mainly laid to grass. A timber Shed is also included along with a driveway offering private parking.

Situated in a quiet village location the property is a short commute to Lochgilphead (North) and a further distance to Tarbert (South).

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

### **APPROACH**

Via steps at the front of the property into an entrance door to the Porch or via steps from the Garden and entrance door in the Kitchen or sliding patio door into the Lounge/ Diner.

### **ENTRANCE PORCH**

With exterior door leading via steps from the front garden, window to the front elevation, vinyl flooring, fitted base units with space for utilities below, and door leading to the Hallway.

### **HALLWAY**

With window to the front elevation, laminate flooring, radiator, carpeted stairs leading to the first floor and doors to the Bathroom and Kitchen.

### **LOUNGE/ DINER 5.6m x 3.1m**

With large window to the front elevation, radiators, laminate flooring, woodburning stove with slate hearth, built-in storage cupboards, sliding patio door to the garden decking area, and door leading to the Kitchen.



**KITCHEN** 3.8m x 2m

Fitted with a range of base and wall mounted storage units, contemporary work surfaces and splash backs, stainless steel sink & drainer, electric built-in oven, electric 4 ring hob and extractor fan overhead, fridge/freezer, dishwasher, vinyl flooring, storage cupboard, doors leading to the Lounge/ Diner and Hallway, and window to the rear elevation overlooking the garden.

**BATHROOM** 1.8m x 1.6m

With modern white suite comprising WC and wash basin, base mounted vanity units, bathtub with mixer shower over, extractor fan, radiator, vinyl flooring, Respatex style wall panels, and window to the Entrance Porch.

**BEDROOM ONE** 4.5m x 2.7m

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

**BEDROOM TWO** 4.5m x 3.1m

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



## GARDEN

The property enjoys a mainly enclosed front and back garden. The front garden, mainly laid to grass and partly bordered by mature trees and shrubs that provide vibrant, seasonal color throughout the year and access via steps to on street parking. The back garden is mainly laid to grass with an attractive partially covered decking area offering a fantastic outdoor entertaining/play area. Included in the sale is a timber shed situated to the rear of the private driveway which offers parking for at least two vehicles.



## 23 Upper Glenfyne Park, Ardrishaig



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage.

**Council Tax:** Band B

**EPC Rating:** D58

**Gross Internal Floor Area:** 71m<sup>2</sup>

**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

Overlooking Loch Gilp and the entrance to the historic Crinan Canal, Ardrishaig enjoys a picturesque setting with waterfront views. The village offers local amenities including shops, cafés, a primary school, and transport links connecting to nearby Lochgilphead and beyond. Outdoor lovers will appreciate the abundance of opportunities right on the doorstep, from coastal walks and wildlife spotting to boating and exploring the surrounding hills and glens. Ardrishaig is a short drive to the nearest town of Lochgilphead which boasts a variety of public amenities, supermarkets, swimming pool, leisure centre and the local high school.

## DIRECTIONS

From the village centre heading southbound on the A83 take the lefthand turn onto East Bank Road. Bear left across the canal bridge and follow this road up the hill and continue past Ardrishaig Primary School. The property is situated to the right-hand side near the top of Upper Glenfyne Park and can be identified by a Fiuran for sale sign.

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.



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