

5 Seaside Park

ARDRISHAIG, LOCHGILPHEAD, PA30 8ED



Fully refurbished two-bedroom top-floor flat with panoramic sea views over Loch Fyne towards Arran, presented in true walk-in condition



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McEwan Fraser Legal is delighted to present 5 Seaside Park, a beautifully presented two-bedroom top-floor flat enjoying breathtaking panoramic views across Loch Fyne towards the Isle of Arran. This impressive home has been fully refurbished to a high standard, offering bright and modern living with a private balcony, stylish kitchen and bathroom, and a feature multi-fuel stove.

The property is entered via a bright hallway which connects all rooms. The layout is well balanced, with the kitchen positioned to the right, a spacious lounge to the front, and both bedrooms and the bathroom set to the rear.

THE LOUNGE



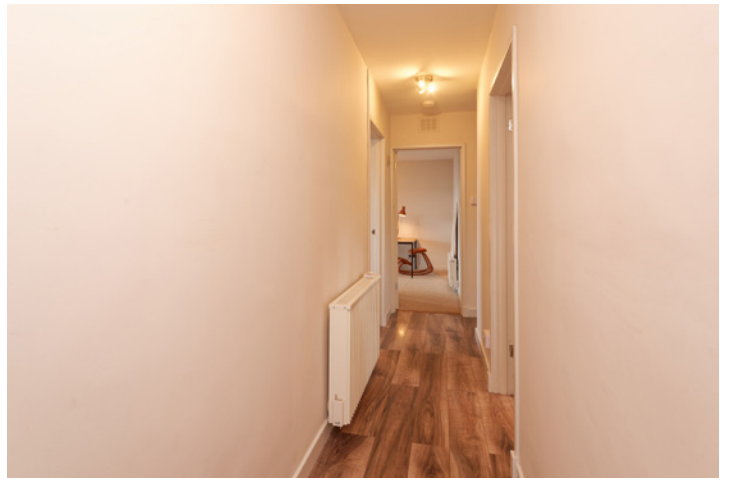
The lounge is a real highlight, centred around a large front-facing window that perfectly frames the uninterrupted sea views. A feature log burner adds warmth and character, while a side door leads out to a well-maintained balcony. This is an ideal spot to enjoy morning coffee, sunsets, or simply take in the ever-changing coastal outlook, where seals and porpoise can often be seen. The room is flooded with natural light and finished in neutral tones.

THE KITCHEN



The kitchen is modern and thoughtfully designed in an L-shaped layout, complete with handleless units, integrated appliances, an induction hob, slide-and-hide oven, dishwasher, fridge freezer and washer dryer. A central breakfast bar adds both practicality and a social focal point, while additional storage units enhance functionality.





To the rear, there are two well-proportioned double bedrooms. The principal bedroom is bright and airy, featuring sliding doors that open directly onto the balcony, and is currently set up as a home office. The second bedroom is also a comfortable double, finished in neutral tones. The shower room is finished with contemporary wet wall and stylish tiling, and includes a quadrant electric shower, basin, WC and heated towel rail.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Externally, the property is surrounded by attractive communal gardens with a variety of shrubs, trees and planting, along with raised beds ideal for growing fruit, vegetables or flowers.

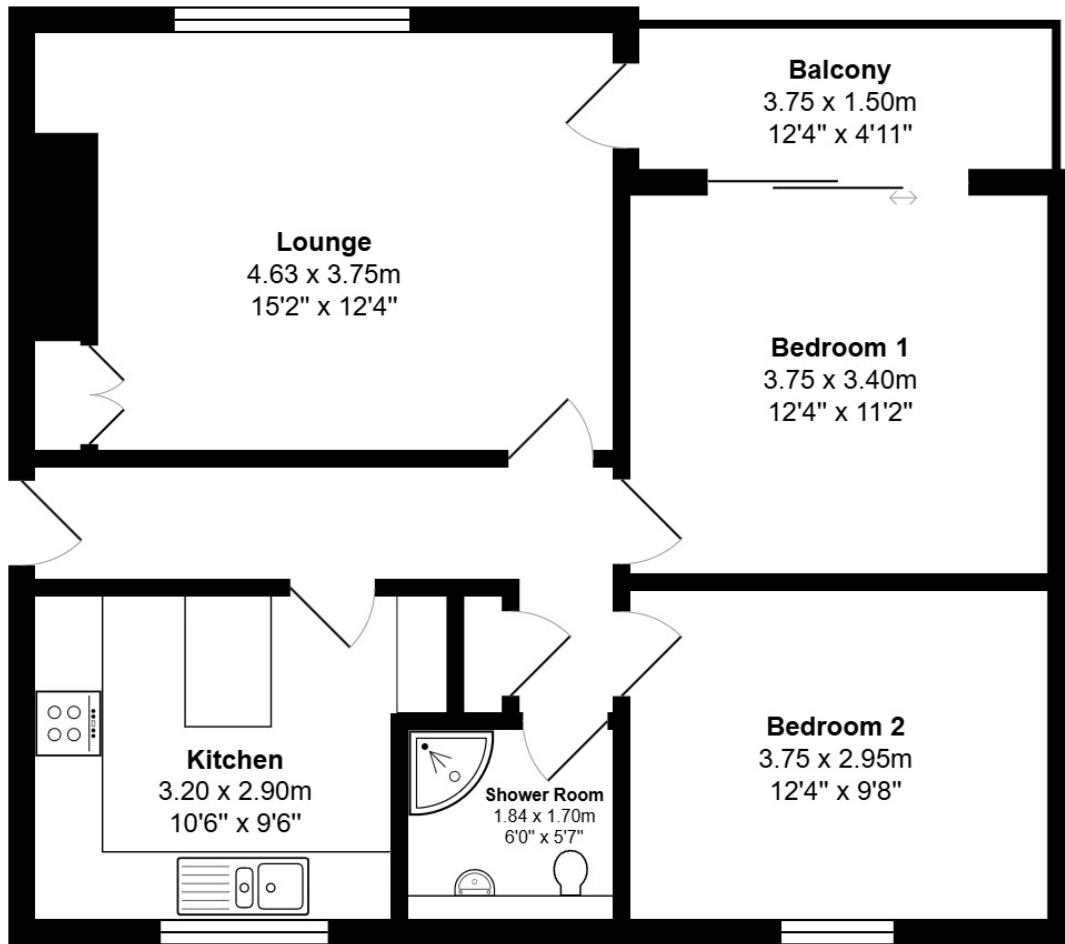
Further benefits include double glazing, enhanced insulation, four thermostatically controlled heaters, a high-quality multi-fuel stove, loft insulation and two large external walk-in storage cupboards.

Early viewing is highly recommended to fully appreciate the quality, setting and outstanding views on offer.

EXTERNALS & VIEWS

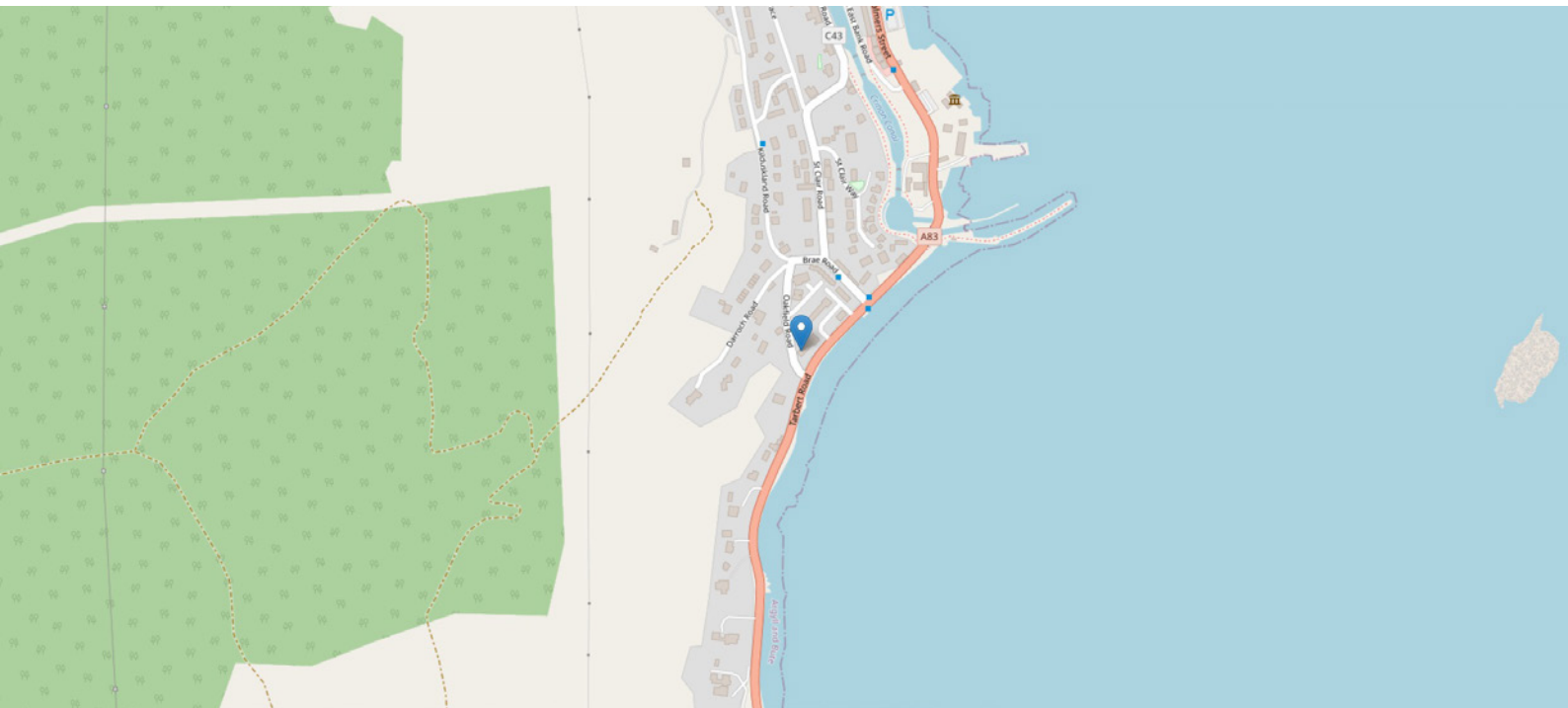


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: E



THE LOCATION

Ardrishaig is a charming coastal village located at the southern end of the Crinan Canal, offering a peaceful setting with beautiful surroundings and a strong sense of community. The village itself provides a range of local amenities including shops, cafés, restaurants and transport links, all within walking distance.





Lochgilphead, just two miles away, offers a wider selection of facilities including a supermarket, joint campus school, hospital, sports centre, swimming pool and golf course, along with a variety of independent shops and services.

The area is well connected by regular bus services, including routes to Glasgow, making it accessible while still offering a relaxed coastal lifestyle. With its stunning scenery and waterside setting, this location is ideal for a range of buyers, including first-time buyers, downsizers, holiday home seekers or those looking for a rental investment.



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