

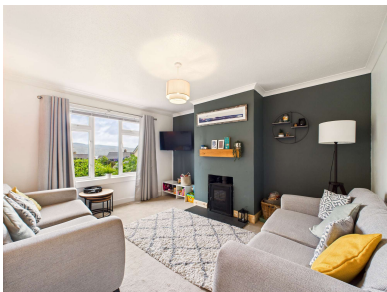


## 4 Bed Terraced House

Guide Price: £150,000

2 Glenfyne Terrace, Ardrishaig, Argyll, PA30 8HP

A well-presented family home with loch views and modern decor throughout. This property is ideally situated in an established residential area of the town within a short walking distance to the local primary school, children's play park, local shops, walk and cycling routes and the iconic Crinan Canal. Compromising: lounge, open plan kitchen/diner, 4 bedrooms, family bathroom and a newly installed WC. The property further benefits from vast amounts of storage, oil central heating, multifuel stove, double glazing, in addition to garden grounds to the front and rear. Recent upgrades include a newly installed boiler and contemporary fitted kitchen. Highspeed broadband and 4G in the area. EPC rating D68 - Council Tax Band C.



  
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#### Entrance

Double glazed front door into entrance hall, dirt catcher mat leading to carpeted flooring, pendant light, central heating radiator, 2 large inbuilt cupboards, a smaller cupboard and under stair area providing ample storage solutions. 2 piece WC located at the front door area.

#### Lounge 4.01m x 3.56m

Spacious and bright room with views towards Loch Fyne and beyond. The multifuel stove and hearth provides the central focal point in the room. There is also a central heating radiator, carpeted flooring, pendant lighting, feature wall lighting, wall mounted TV point and ample room for lounge furniture.

#### Kitchen/Diner 6.67m x 2.53m

Superb open plan space with recently fitted kitchen and space for freestanding dining furniture. Contemporary gloss sage wall and base units with integrated handles, soft closing doors, under cabinet lighting and contrasting oak effect worktops. Integrated appliances include; Dishwasher, Hotpoint 4 zone ceramic hob with splashback and overhead stainless steel chimney extractor. Integrated Indesit oven and grill and stainless steel sink with feature chef's tap. An additional striking feature is the breakfast bar with additional seating, overhead feature light with under counter matching cabinets providing handy additional storage, space and plumbing for a washing machine freestanding. The dining area has matching tile effect flooring, central heating radiator, feature pendant light, window views to rear garden with ample room for a large dining table and chairs. Rear door access to the back garden and drying green.

#### WC 1.49m x 1.10m

Located just off the entrance door is a new two-piece suite WC with concealed cistern and WHB with inbuilt vanity storage below. The WC also has laminate flooring, feature wall panelling with alcove shelving, circular ceiling light and opaque window.

#### First Floor

Carpeted staircase to first floor landing with carpeted flooring, inbuilt cupboard with shelving, loft hatch access, smoke alarm and circular ceiling light.

#### Bedroom One 3.30m x 2.88m

Double bedroom consisting of mirrored wardrobes with clothes rail and shelving with additional inbuilt cupboard with shelving. This bedroom has a large picture window providing views toward Loch Fyne and streams good natural light into the room. There is laminate flooring, pendant lighting, central heating radiator with ample room for freestanding furniture.

#### Bedroom Two 4.11m x 2.74m

Large double bedroom offering views of the rear garden with carpeted flooring, shelving, pendant lighting, central heating radiator and ample space for freestanding bedroom furniture.

#### Bedroom Three 2.50m x 2.03m

Single bedroom currently used as a nursery with full height window views to the rear. There is laminate flooring, pendant lighting, central heating radiator and inbuilt cupboard providing handy storage.

#### Bedroom Four 3.41m x 1.71m

Single bedroom currently used as a home office with ample power points and full height window views to the rear garden. There is alcove storage space, pendant lighting, laminate flooring and a central heating radiator.

#### Family Bathroom 2.03m x 1.99m

White 3 piece suite, bath with Mira electric shower and screen over bath, WC and WHB. Opaque window, tiled wall, vinyl flooring, heated towel rail and feature lighting.

#### Outdoors

There are garden grounds to the front and rear of the property and both provide easy maintenance. The front the area is mainly laid to gravel, with planting borders providing seasonal colour. To the rear there is a wooden shed, log storage, artificial grass, a slabbed patio area and a raised planted border with a range of shrubs and plants. A garden fence marks the boundary at the rear making it an ideal spot for children and pets.

#### Location

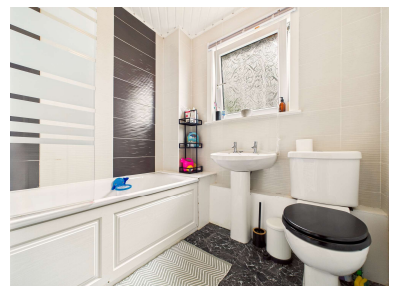
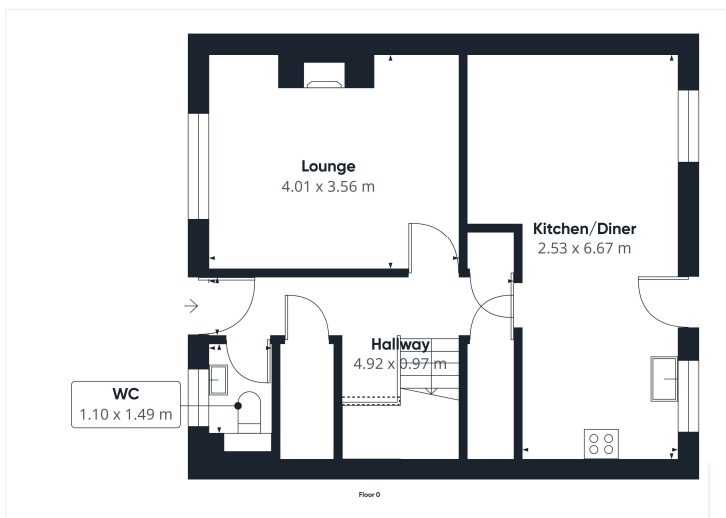
The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, cafes and many more. There is also has a local pub, hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water. The nearby town of Lochgilphead has sports facilities, cafes, supermarkets, home shops, a local hospital, dentist and vets plus both primary and secondary schools.

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