



3 Bed Link Attached

51 Highbank Park, Lochgilphead, Argyll

Offers Over: **£99,995**

Ideal family home that is located only a short walk from Lochgilpheads main amenities. Lounge/diner, kitchen, 3 bedrooms, study/office and family shower room. The property benefits from double glazing, off peak electric heating, good size gardens, yards to the Crinan Canal with walks along the tow path and children's play park close. Broadband and digital television are available.




ARGYLL
Estate Agents

Lounge/diner 6.1m x 4.0m

Ample space for lounge and dining furniture, coal fire, dual aspect views to the front and rear, underfloor electric heating, shelving, TV and phone points.

Kitchen 4.2m x 2.2m

Oak effect kitchen, space and plumbing for white goods, matching wall and floor units, access and views to the rear drying green, dishwasher, tiled flooring, shelving, oven, hob and hood.

Bedroom one 2.8m x 2.4m

Ground floor bedroom with views to the front, off peak electric panel heater, inbuilt wardrobe and carpeted.

Family shower room 3.5m x 3.1m

Modern three piece suite, vinyl floor, large quadrant with mains thermostatic shower, heated towel rail, WC and WHB.

First floor

Bedroom two 4.1m x 3.3m

Good sized double bedroom with inbuilt double wardrobe, views to the front, carpeted and off peak electric panel heater.

Bedroom three/study/office 2.9m x 2.7m

Single bedroom with velux window to the rear, laminate flooring and linen cupboard housing the hot water cylinder

Bedroom four 3.8m x 2.5m

Good sized double bedroom, views to the front, inbuilt wardrobe, carpeted and off peak electric panel heater.

Outdoor space

Front garden mainly laid to lawn and is bordered by a garden fence and small hedge. The side and rear of the property are mainly laid to lawn with plenty of space for children to play and to have garden furniture. To the rear there is also a patio and BBQ area next to two timber garden sheds.

Location

Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include the Coriander, Café 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan hotel, the Grey Gull and the Rumblin' Tum.

Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

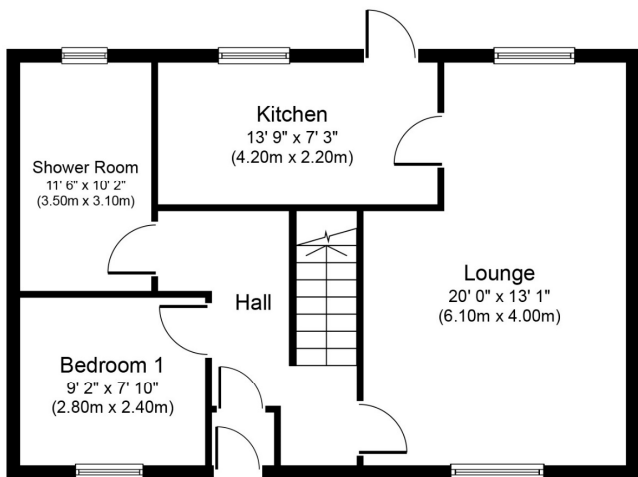
Thinking of selling or switching agents??

Call now to find out more about our no sale no fee offer.

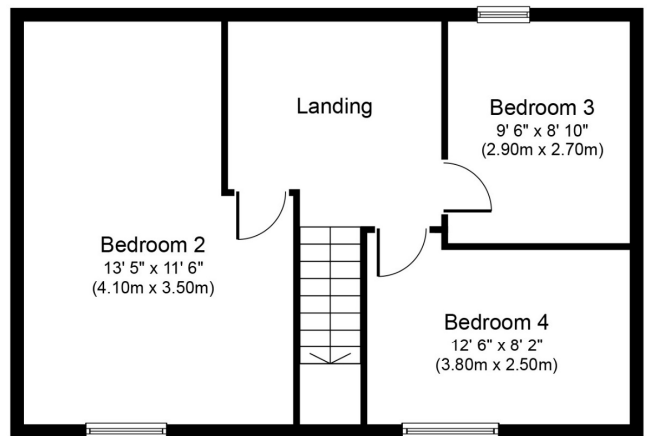
You can even switch agents to Argyll Estate Agents for free.

Call 01546 607045 to discuss today.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



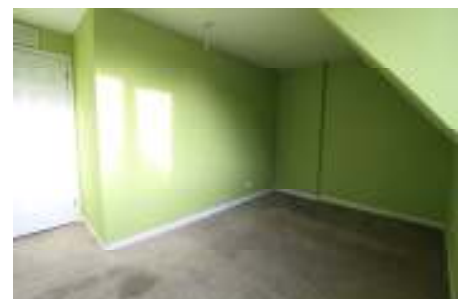
Ground Floor
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)



First Floor
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all our customers. Whether you are buying, selling or letting we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula.

We are available from 9 am to 9 pm 7 days a week so you never miss an enquiry on your property.

If you are thinking of buying, letting or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

VAT Free No sale No fee

All our standard sales contracts are offered on a VAT free no sale no fee basis. In short if we don't sell your property we won't charge you a penny. You only pay our fee on completion from the proceeds of your sale. As an independent estate agent you also pay no VAT !!

Optional upgrades are available at the sellers' discretion and are payable in advance. Full list options are available on request.

Sales - What's included

- Free no obligation appraisal and valuation of your property.
- Instruction and support with organising your home report (residential sales only).
- Advice on a proactive marketing strategy.
- All viewings carried out free of charge when required.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Listing on prominent national websites.
- Your property displayed in our local office window.
- Erection of a standard For Sale board at your property.
- Regular feedback.
- All postage, stationery and telephone charges.
- Liaising with solicitors through to sale completion.
- Floorplans.

Letting - What's included

- Advertise only package for registered landlords.
- Free no obligation appraisal and rental valuation of your property.
- Advice on a proactive marketing strategy.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Your property displayed at our local office.
- One off upfront payment of £295 for the above service.
- National websites upgrade option £99 payable in advance.

Marketing upgrades (All at cost price. No profit added on !!)

- Professional photographer home visit.
- Drone photography and video (licensed)
- Virtual video tours of interior
- Hard copy glossy brochures
- Local and national press advertising

We can match any service offered by any UK estate agent. The only difference is we don't add on a fee for arranging.

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045

Mobile: 07771 541578

Email: mail@argyllestateagents.com

7 days a week

Available 9am – 9pm

Office Opening Hours

Mon to Friday 10am – 4PM.

Evening and weekend appointments available.



Our office..

is located right in the main thoroughfare of Lochgilphead. We are open Mon to Friday from 10am until 4PM. Why not pop in for a chat and a coffee to find out how we can help with all aspects of property sales and letting. We have an in house mortgage broker who will be happy to discuss all your mortgage and insurance questions. Barry is known for his friendly, speedy, straightforward approach. A local service with access to all the major UK lenders from the convenience of our office or your own home.