



## 3 Bed Semi Detached House

1 Ardpatrik Place, Lochgilphead, Argyll

Guide Price: **£135,000**

Walk in condition family home in a desirable area of Lochgilphead which is within walking distance of the joint campus and all Lochgilpheads amenities. Lounge, Kitchen, 3 bedrooms and family bathroom. The property further benefits from off peak electric heating, double glazing, driveway for one car, summer house, garden shed, private front and rear gardens. Fibre optic broadband and digital television are available.



  
**ARGYLL**  
Estate Agents

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#### **Entrance porch**

Space for coat hanging and shoe storage.

#### **Lounge 5.7m x 3.5m**

Ample space for lounge furniture, loch and countryside views to the front, TV point and off-peak electric heater.

#### **Kitchen 5.7m x 3.5m**

Nicely finished modern kitchen with white matching wall and floor units, space and plumbing for white goods, integrated dishwasher, oven, hob and hood, island with breakfast bar, wine fridge and storage. Views and access to the rear patio and drying green.

#### **First Floor**

#### **Bedroom one 3.3m x 2.7m**

Good sized double bedroom, carpeted, inbuilt wardrobe and views to the rear.

#### **Bedroom two 3.2m x 2.2m**

Double bedroom, carpeted, space for bedroom furniture, loch and countryside views.

#### **Bedroom three 3.0m x 2.4m**

Ample space for bedroom furniture, carpeted, inbuilt wardrobe and loch views.

#### **Bathroom 1.9m x 1.8m**

WC, WHB with storage beneath, electric shower in corner quadrant with tiled splashback and aqua click flooring.

#### **Outdoor space**

The property has a neatly kept front garden filled with shrubs and plants, there is also a driveway suitable for one car. The rear garden is easily maintained as it is mainly chipped and slabbed, there is a patio area to the side of the house and a second raised patio area at the rear so you can follow the sun. In the rear garden you also have a timber garden shed and a summer house.

#### **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 Rumbly Tump.

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.

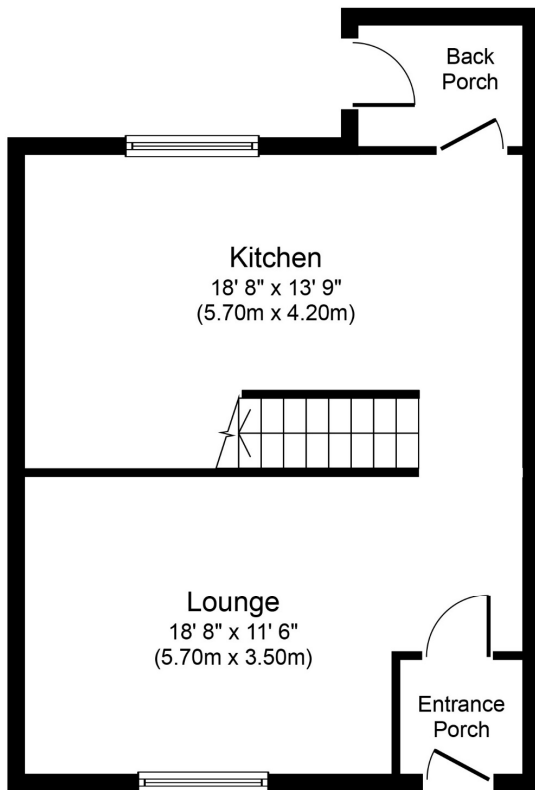
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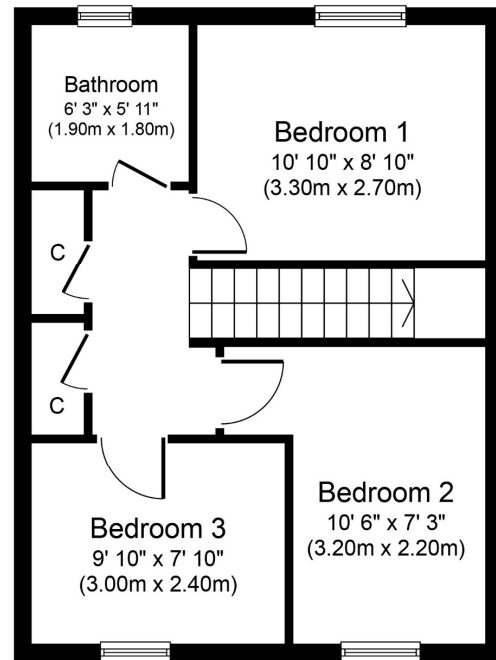
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**Ground Floor**  
Approximate Floor Area  
**463 sq. ft.**  
**(43.0 sq. m.)**



**First Floor**  
Approximate Floor Area  
**398 sq. ft.**  
**(37.0 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.

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

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#### **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.
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- Floorplans.

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- 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.