



## 5 Bed Detached House

Islay Lodge, Poltalloch Street, Lochgilphead

Guide Price: **£275,000**

Rarely available, south facing family home with stunning views down Loch Gilp. Ideally located in the centre of town within easy level walking distance of all the local amenities. Formal lounge, sitting room, kitchen/diner, 5 double bedrooms, study, shower room and family bathroom. The property further benefits from an attached garage, off street parking, oil central heating, double glazing, large rear garden with vegetable plots and natural pond, mains electricity, water and drainage. Highspeed internet, 4G reception and digital television are available.



  
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#### **Entrance porch**

Entrance porch with coat hanging and boot storage, glazed door leading to inner hallway with two storage cupboards, carpeted and central heated radiator.

#### **Lounge 6.5m x 3.7m**

Bright and spacious triple aspect room with views to the front, side and rear. Feature open fire with stone surround and shelving, carpeted, two central heating radiators, TV point and cornicing.

#### **Kitchen/diner 6.5m x 3.3m**

Large open plan family room with views to the loch and rear garden. Recently fitted cream wall and floor units, oil fired Stanley range stove with double oven and hot plates. Tiled flooring, traditional clothes pulley above the stove, larder storage, space and plumbing for white goods. Doorway leading to rear porch and on to the drying green. Dining area defined by feature archway between the kitchen, tiled flooring, fantastic views of the loch, ample space for dining furniture and side door leading to sitting room.

#### **Sitting room/Snug 4.7m x 4.3m**

Cosy south facing second public room with feature arch window to the front, a further window to the rear, two central heating radiators, carpeted and TV point. Possible Ground floor bedroom with en suite if required (subject to usual consents)

#### **WC 1.3m x 1.2m**

Two-piece WC located off the rear porch with WHB, WC and electric heated towel rail.

#### **Rear porch**

Rear porch with boot space, coat hanging facilities and vegetable storage area

Half landing

#### **Shower room 3.0m x 1.2m**

Very useful second bathroom located on the half landing for easy use from ground floor and first floor apartments. 3-piece suite. large thermostatic mains shower cabinet with sliding doors, WC, WHB with vanity unit below and heated towel rail.

First floor

#### **Bedroom one 3.7m x 3.6m**

Large double bedroom with stunning dual aspect loch views, large inbuilt double wardrobe, carpeted and central heating radiator.

#### **Study 1.8m x 1.2m**

Currently used as a study though it could make a perfect en suite as ideally located between bedroom one and two. Loch views carpeted and power sockets.

#### **Bedroom two 3.4m x 2.8m**

Good sized double bedroom with fantastic loch views, inbuilt double wardrobe, carpeted and central heating radiator.

#### **Bedroom three 3.6m x 2.6m**

Rear facing double bedroom with views to the rear, quadruple inbuilt wardrobe, carpeted and central heating radiator.

#### **Family bathroom 3.7m x 1.9m**

Spacious four piece bathroom with electric shower over the bath, bidet, WC, WHB, central heating radiator, vinyl flooring, tiled splash backs, shaving point and wall mounted fan heater.

#### **Second floor attic rooms**

Upper landing with Velux window and eaves storage.

#### **Bedroom four 3.6m x 2.8m**

Double bedroom with coomed ceilings, dormer window with views to the rear, eaves storage, small inbuilt wardrobe, carpeted and central heating radiator.

#### **Bedroom five 4.0m x 3.2**

Double bedroom with coomed ceilings, eaves storage, small inbuilt wardrobe, central heating radiator, dormer window with views to the rear and carpeted.

#### **Garage**

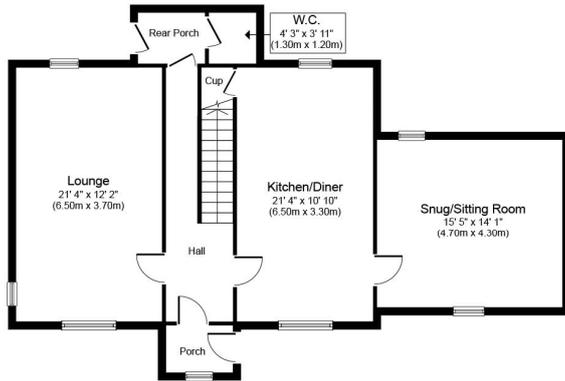
Large attached garage with concrete base, power and light. Vehicular access to the front, pedestrian access to the rear and floored attic space. Lean-to garden store to the side.

#### **Outdoor space**

The property benefits from some great outdoor space with off street parking to the front and large garden to the rear. The garden has a seating area with border planted with shrubs and flowers, a fruit and vegetable area with raised beds, greenhouse, polytunnel and fruit cage, and a nature area with pond screened by a hedge.

#### **Location**

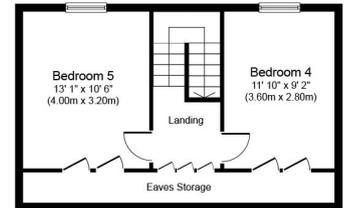
Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a community hospital which also houses the local medical practice and dentist; vets, car garages, banks, opticians, primary and secondary 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.



**Ground Floor**  
 Approximate Floor Area  
**926 sq. ft.**  
**(86.0 sq. m.)**



**First Floor**  
 Approximate Floor Area  
**678 sq. ft.**  
**(63.0 sq. m.)**



**Attic Floor**  
 Approximate Floor Area  
**420 sq. ft.**  
**(39.0 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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#### **7 days a week**

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