

20a Poltalloch Street, Lochgilphead, PA31 8LP



- 3 bedrooms
- Off Street parking
- Double glazing
- Close to all local amenities

Situated over 3 floors, this generous sized town house enjoys uninterrupted views out over Loch Gilp towards the hills of Arran. The property is in walk-in condition and benefits from double-glazing, off-peak electric heating, high insulation levels, front and rear access doors and off-street parking. The spacious accommodation consists of lounge with under stairs cupboard; kitchen/dining, utility, WC, family bathroom and 3 double bedrooms. This property is conveniently situated for easy access to the town's amenities.

REF – 1113

Home Report Available. EPC Rating = C73

Lounge



Lounge – 3.93m x 4.03m

Situated to the front of the property is a good sized family lounge. 2 windows providing stunning views over the front green, down Loch Gilp and to the hills of Arran. Light, fresh décor and wood laminate flooring.
Large under stair cupboard

Kitchen / Dining



Kitchen / Dining – 3.10m x 3.19m

Lovely white fitted kitchen complimented with black work surfaces and white tiled splash backs. Integrated cooker and hob with pull-out extractor hood. Integrated Dishwasher and fridge-freezer. Vinyl flooring. Window to rear. Space for dining table and chairs.

Set off the kitchen are the **Utility Room – 1.70m x 2.19m**, **WC – 1.70m x 0.92m**, and rear access door.

Hallway

Lovely wood spindled banister leading from ground to third floor. Fresh décor and new beige carpeting. Panel heaters

Bathroom – 1.98m x 1.69m

White bathroom suite with over bath electric shower. White tiling around bath. Large window. Vinyl flooring.

Bathroom



<p>Bedroom 1 – 2.90m x 3.47m</p> <p>Good sized double bedroom with fresh décor and new beige carpeting. Panel heater. Window to rear of property. Fitted wardrobe with mirrored sliding doors</p>	<p>Bedroom 1</p> 
<p>Bedroom 2 – 2.91m x 3.15m</p> <p>Good sized double bedroom to the front of the property with excellent views down the Loch. Fitted wardrobe with mirrored sliding doors. Fresh neutral décor and new beige carpeting. Panel heater.</p>	<p>Bedroom 3 – 3.93m x 4.48m</p> <p>Large double bedroom located on the top floor of the property. Bay window to the front of the property providing panoramic views down Loch Gilp to Ardrishaig and Arran. Velux window to the rear allowing in additional light. Fresh neutral décor and new beige carpeting. Panel heater.</p>
<p>Bedroom 3</p> 	<p>Directions</p> <p>On reaching Lochgilphead on the A83, turn left at the mini roundabout onto Lochnell Street and continue straight through at the next roundabout onto Poltalloch street. No.20a is situated 50 yards along on your right hand side and can be easily identified by the Argyll4Sale sign, turn right and then immediate right to car parking area.</p>



Price

A fixed price of **£130,000** is sought and should be lodged in writing with Argyll4Sale. Prospective buyers are advised to register their interest through a solicitor. However, our clients are not obliged to proceed to a closing date and reserve the right to sell without notice. Our clients are not bound to accept the highest or indeed any offer.

Services: Mains water & waste. Double glazing. Off peak electric heating

Council Tax Band – D

Viewing Arrangements

Strictly by prior appointment by contacting Argyll4Sale – 01546 603118.
enquiry@argyll4sale.net

Agents Notes

We have carried out a visual inspection of the property in order to prepare these particulars. All measurements have been taken using an infra-red measure however are not guaranteed. If any detail is fundamental to the purchase, prospective purchasers are recommended to obtain further detail.