



## 24 Brodie Crescent

Lochgilphead | Argyll | PA31 8NW

Offers Over £130,000

**Fiuran**  
PROPERTY



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Situated in a quiet residential area, 24 Brodie Crescent presents a fantastic opportunity to acquire a spacious three-bedroom semi-detached home. With a recently installed heating system and a large, private garden to enjoy, this property is perfectly suited to families seeking comfort and outdoor space.

Special attention is drawn to the following:-

### Key Features

- 3 Bedroom semi-detached house
- Hallway, Lounge, Kitchen/ Diner
- 3 Bedrooms, Shower room
- Generously proportioned rooms
- Fully double glazed
- Recently installed air source heating system
- Easily maintained front, side and back garden
- Abundance of storage including a large Loft space
- Potential for addition of private driveway
- Quiet residential area
- Convenient to town centre and amenities
- Walk in condition
- No chain



Situated in a quiet residential area, 24 Brodie Crescent presents a fantastic opportunity to acquire a spacious three-bedroom semi-detached home. With a recently installed heating system and a large, private garden to enjoy, this property is perfectly suited to families seeking comfort and outdoor space.

The accommodation comprises a Hallway with storage cupboard and stairs leading to the first-floor, Lounge with fireplace, Kitchen/Diner with patio doors leading to the back garden, modern fitted Kitchen and accessible Shower room. The first-floor accommodation includes a Hallway with storage cupboard and access to the Loft space along with three spacious Bedrooms all with built in wardrobes.

The property benefits from a recently installed air source heating system and double glazing throughout. The attractive garden is laid to paving and lawn with the potential of adding a driveway to the front of the property (subject to relevant consents).

The property is in walk condition and is brought to the market chain free.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via an entrance gate into the front Garden with access via the front door into the Hallway or the rear patio door to the Kitchen/ Diner.

### **HALLWAY**

With radiator, large storage cupboard, carpeted flooring, stairs leading to the first floor, doors leading to the Lounge, Shower room & Kitchen/ Diner and window to the side elevation.

### **LOUNGE** 4.3m x 3.8m

With two radiators, fireplace (currently not in use but can be opened up), carpeted flooring and window to the front elevation.

### **KITCHEN/ DINER** 3.8m x 3m

Fitted with a range of base & wall mounted units, complimentary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven with electric hood/ extractor above, ceramic hob, laminate flooring, window to the rear elevation and patio door to the garden.





**BEDROOM ONE** 4.2m x 3m

With windows to the rear elevation, radiator, built in wardrobe (also housing the heating/ hot water cylinder and controls) and flooring fitted to underlay.

**BEDROOM TWO** 3.9m x 2.6m

With window to the front elevation, radiator, built in wardrobe and carpeted flooring.

**BEDROOM THREE** 3m x 3m

With window to rear elevation, radiator, built in wardrobe and carpeted flooring

**SHOWER ROOM** 2m x 1.8m

With white suite comprising WC & wash basin with vanity unit, shower enclosure with electric shower above, walls partially finished to Respatex style paneling, vinyl flooring, and window to the rear elevation.

**GARDEN**

The attractive garden is mainly laid to paving lawn as well as some mature trees and shrubs offering seasonal colour. The front garden offers a large paved area which could offer the potential of a driveway (subject to the relevant consents). The back garden offers a paved patio area, leading to a large lawn situated in a private setting.



## 24 Brodie Crescent, Lochgilphead



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage. Air source heating system.

**Council Tax:** Band C

**EPC Rating:** E53

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Lochgilphead is a small town with a population of around 2,200, offering a variety of facilities and services. With a primary/secondary school campus, modern sports centre, swimming pool, churches & supermarket, as well as many independent cafes, restaurants and shops.

## DIRECTIONS

From the roundabout at the top of Lochgilphead's main Street take the exit signposted for 'Mid Argyll Hospital & Golf Course', thereafter take the second exit on the right hand side into Brodie Crescent. The property is located around 100 yards to the right hand side of this street and can be identified by the Fiuran Property for sale sign in the garden.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**



