



30 Poltalloch Street, Lochgilphead

Guide Price £130,000

Modern 3 bed townhouse with a high standard of finish throughout. Located just off the main shopping area of Lochgilphead and a short stroll from the front green with south facing views down Loch Gilp.



Miller Stewart
INDEPENDENT ESTATE AGENTS & PROPERTY MANAGERS

Modern 3 bed townhouse with a high standard of finish throughout. Located just off the main shopping area of Lochgilphead and a short stroll from the front green with south facing views down Loch Gilp. A low maintenance property with off street parking. 3 double bedrooms, family lounge, breakfasting kitchen, utility room, w.c and family bathroom. The property further benefits from off peak storage heating, double glazing throughout, recently installed kitchen and bathroom, mains electricity, drainage and water. Broadband and digital television are available.

Entrance hallway and staircase with storage heating and 2 x cupboards

Lounge 4.0m x 4.0m

Family lounge with storage heater, two front facing windows, carpeted, TV point and storage cupboard.

Kitchen 3.3m x 3.2m

Recently fitted kitchen with white wall and floor units, inbuilt oven, hob, extractor hood, dishwasher and fridge freezer. Two windows to the rear, vinyl flooring and storage heater.

Utility 2.2m x 1.6m

Rear door leads in to the utility room and WC. Matching kitchen units and worktops, vinyl flooring, space and plumbing for white goods.

WC

Located off the utility room and rear door access.

First floor

Bedroom one 3.5m x 3.0m

Good size double bedroom with inbuilt wardrobe, carpeted, panel heater and views to the rear.

Bedroom two 3.0m x 3.0m

Double bedroom with inbuilt wardrobes, carpeted, panel heater and views to the front.

Bathroom 2.2m x 2.0m

White three piece suite with a mains power shower over the bath, screen, WHB, WC, vinyl flooring, panel heater and respatex to shower area.

Second floor

Bedroom three 5.4m x 4.0m

Large double bedroom with good views to the front and rear. Bay window, carpeted and panel heater.

Outdoor space

The property benefits from low maintenance grounds with off street parking and drying are.

OFFERS: Should be submitted to Miller Stewart Estate Agents, Suite 24, Enterprise House, Southbank Business Park, Kirkintilloch G66 1XQ Fax No: 0141 776 4134

INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

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All measurements approximate and descriptions are for guidance only.

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