



13 Duntrune Place, Kilmory, Lochgilphead, PA31 8TT

- Ground Floor Flat
- 2 bedrooms
- Off Road parking
- Lovely views
- Ideal investments or FTB home
- EPC - E (47)

**Offers in the Region of
£70,000**



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OVERVIEW 13 Duntrune place is a ground floor flat with elevated position enjoying views across Loch Gilp and to the hills above Ardrishaig. Entering the property through a Porch Style vestibule directly to the left is the family Lounge, this room benefits from fresh white décor and laminate wood effect flooring for easy cleaning and picture window letting in plenty of natural light and splendid views across Loch Gilp and to the hills. The kitchen is a sociable and open plan to the lounge with the added benefit of room for a small dining table and chairs and exit door to rear garden. Included in the sale of this property are the cooker and fridge/freezer. Moving out of the kitchen and entering the hall with a cupboard that houses the hot and cold-water tank. The left is the family bathroom that comprised of a bath, shower, sink and WC. There is a partial tiling around the bath with a heated towel rail and a vanity unit. Moving on to the first of the bedrooms, the rear bedroom has a built-in mirrored wardrobe and laminate flooring with views overlooking the garden. The final bedroom has stunning panoramic views of the Loch, also with a built-in mirrored wardrobe and fresh décor.

OUTSIDE Enclosed rear garden with the added benefit of off road parking.

SERVICES Mains electric, water & waste

VIEWINGS Would you like to view this property? Please contact our local agent to arrange a viewing today on 01631 569 466 option 3

DIRECTIONS From Glasgow, follow the A82 and then the A83 to Lochgilphead. On entering the town, turn right at the 'Tesco' roundabout. Following the road up the hill, Duntrune Place is the fourth junction on your right.

DISCLAIMER We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



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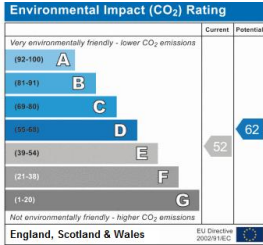
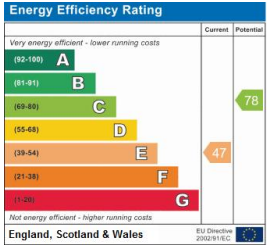


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Fixtures & Fittings

These will need to be agreed with the seller

Council Tax

Argyll & Bute Council Tax – Band C

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following a viewing

