



PETER MURPHY & CO  
ESTATE AGENTS



## **8 Stone View, Lochgilphead, PA31 8WJ Asking Price £270,000**

8 Stone View is a stunning new build in the peaceful village of Ford. This 4 bedroom detached house has been expertly built and fitted out to a high standard. On entering the property, there is a good sized utility area, fitted with a sink and good worktop space. There is also a large storage cupboard perfect for muddy boots and drying outdoor clothing. To the right, there is a large open plan kitchen, diner and lounge area with a wood burning stove perfect for family living and entertaining family and friends. The well equipped kitchen has plenty of preparation space and benefits from built-in modern appliances including a dishwasher and fridge/freezer. The lounge area has glass double doors opening out on to the decking area. To the left of the kitchen there is a hallway leading to a family bathroom, two bright double bedrooms and a cupboard under the stairs which provides excellent storage space. To the far left side of the dining area there is a large porch which leads to the front door. Moving upstairs there is an open hallway which leads to a double bedroom to the right and a Jack and Jill shower room to the left that links in to the fourth double bedroom. Both double bedrooms have ample space for extra storage and bay windows which allows plenty of natural light.

## Living Room and Kitchen

Large open plan living room and kitchen. Front and side facing windows with access to property rear.



## Downstairs Bathroom

Modern shower and bathroom with side facing window. Access from downstairs hall



## Utility Room

Utility room with access to property front and storage space.



## Shower Room and WC

1st Floor Jack and Gill style shower and WC. Rear facing window with access from 1st floor hallway.



## OUTSIDE

This property benefits from private off road parking, shared communal area and the property is within the grounds of a historic standing stone. 8 Stone View is in a lovely quiet cul de sac with plenty of countryside that is perfect for walking and nature watching.



## Bedroom 1

Large double bedroom with rear facing window. Access from 1st floor hallway



## LOCATION

Located in Ford, a quaint village set off the main road between Oban and Lochgilphead. Ford has the lovely river Ford running through it and a local shop, BnB and a church. This property is just 10 miles from the loch side town of Lochgilphead, which has the main supermarkets, several eateries a hospital and a primary and secondary joint campus. There are also bus links to Oban, Campbelltown and Glasgow.

## SERVICES

Fully double glazed, private water supply, electric boiler and solar panels for heating water.

Tenure: Freehold

Council Tax Band: A

## 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/landlord.

## Bedroom 2

Large double bedroom with rear facing window. Access from 1st floor hallway



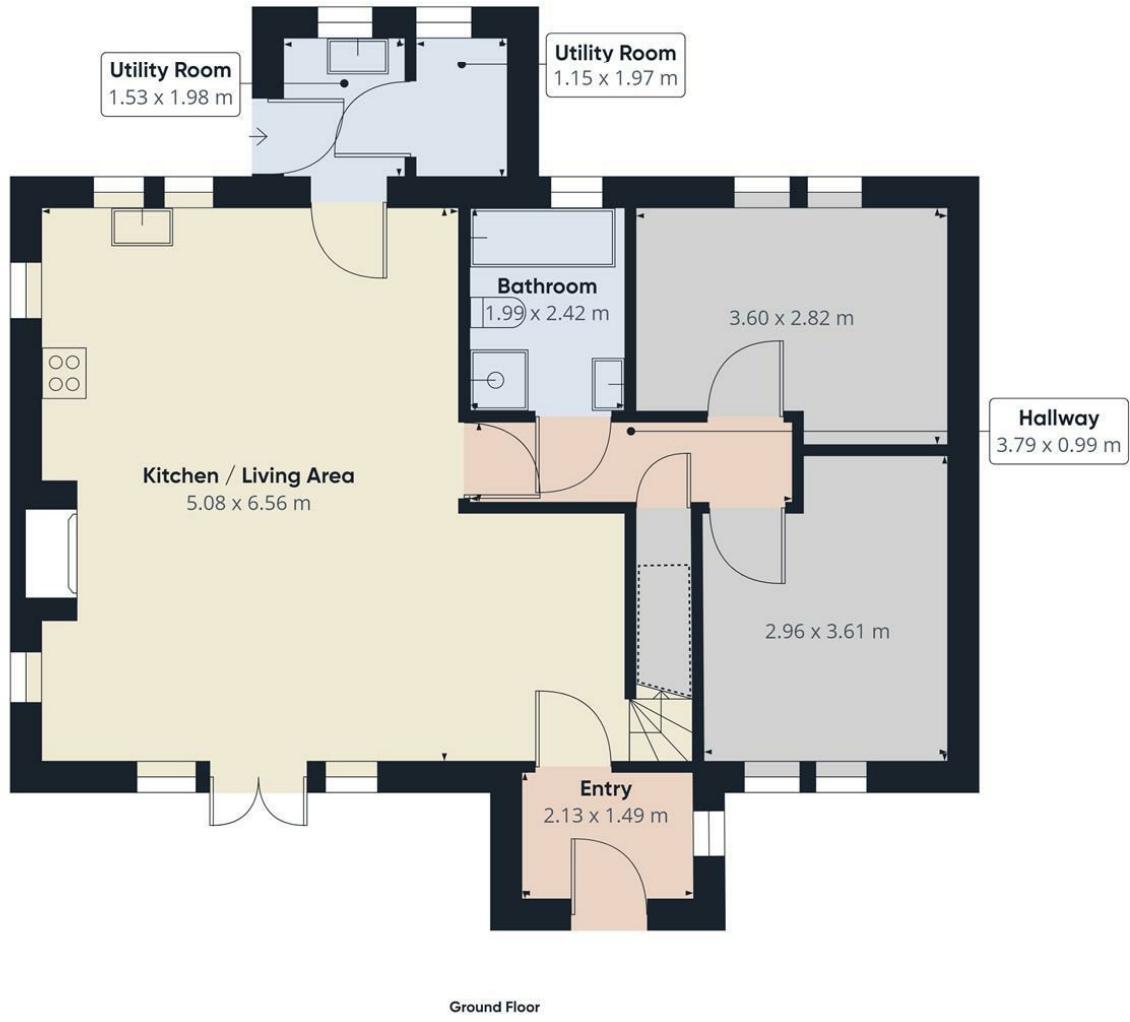
## Bedroom 3

Double bedroom with rear facing window. Access from downstairs hallway



## Bedroom 4

Double bedroom with rear facing window. Access from downstairs hallway



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