



Fasgadh, 29 Fernoch Drive

Lochgilphead | Argyll | PA31 8PZ

Guide Price £215,000

Fiuran
PROPERTY

Fasgadh, 29 Fernoch Drive

Lochgilphead | Argyll | PA31 8PZ

Situated within a sought-after area of Lochgilphead, Fasgadh is a well-presented detached Bungalow offering three spacious Bedrooms. Enjoying an elevated position the property boasts an easily maintained garden as well as features including a carport, multi fuel stove and an attractive decking area.

Special attention is drawn to the following:-

Key Features

- Attractive 3 Bedroom detached Bungalow
- Elevated views across Lochgilphead and beyond
- Hallway, Lounge, Conservatory/ Diner, Kitchen
- 3 Bedrooms, 1 En suite, Bathroom, Loft space
- Fully double glazed
- Modern electric panel heating
- Multi fuel stove in Lounge
- Easily maintained front & side garden
- Attractive decking areas
- New roof installed in 2018
- Private driveway and carport
- Quiet residential area
- Convenient to town centre and amenities
- No chain



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The accommodation comprises a Hallway with large cupboard, Lounge with multi fuel stove and sliding door leading to a bright Conservatory/ Dining room with French style patio doors to the front decking, modern fitted Kitchen, three spacious Bedrooms (one with En-suite), and a family Bathroom. There's also a partially floored Loft space.

The property benefits from electric panel heating and double glazing throughout. The attractive garden is laid to paving, decking & lawn as well as some mature trees and shrubs offering seasonal colour. A driveway to the front provides off-road parking leading to a carport. There is also a large and accessible Cellar space useful for storage.

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 driveway to the front, and steps leading to the front door into the Hallway or French patio doors to the Conservatory/ Dining room or at the rear of the property via steps to the decking and door into the Kitchen.

HALLWAY

With electric panel heater, built-in shelved cupboard, laminate flooring, access to the Loft, and doors leading to the Lounge, Bedrooms and Bathroom.

LOUNGE 4m x 3.3m

With electric panel heater, multi fuel stove, laminate flooring, window to the side elevation and doors leading to the Kitchen and Conservatory/ Dining room.

KITCHEN 3.3m x 2.3m

Fitted with a range of base & wall mounted units, complimentary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, laminate flooring, window to the side elevation and exterior door to the decking.



CONSERVATORY/ DINING ROOM 2.8m x 2.6m

With windows to all elevations, polycarbonate roof sheets, electric panel heater, laminate flooring and French style patio doors leading to the front decking area.

BEDROOM ONE 3.9m x 2.8m (max)

With window to the front elevation, electric panel heater, built-in mirrored wardrobe with sliding doors, and fitted carpet.

BEDROOM TWO 3.4m x 2.8m (max)

With window to the rear elevation, electric panel heater, laminate flooring and sliding door to the En-suite.

BEDROOM THREE 3.5m x 2.3m

With window to rear elevation, electric panel heater, and fitted carpet.

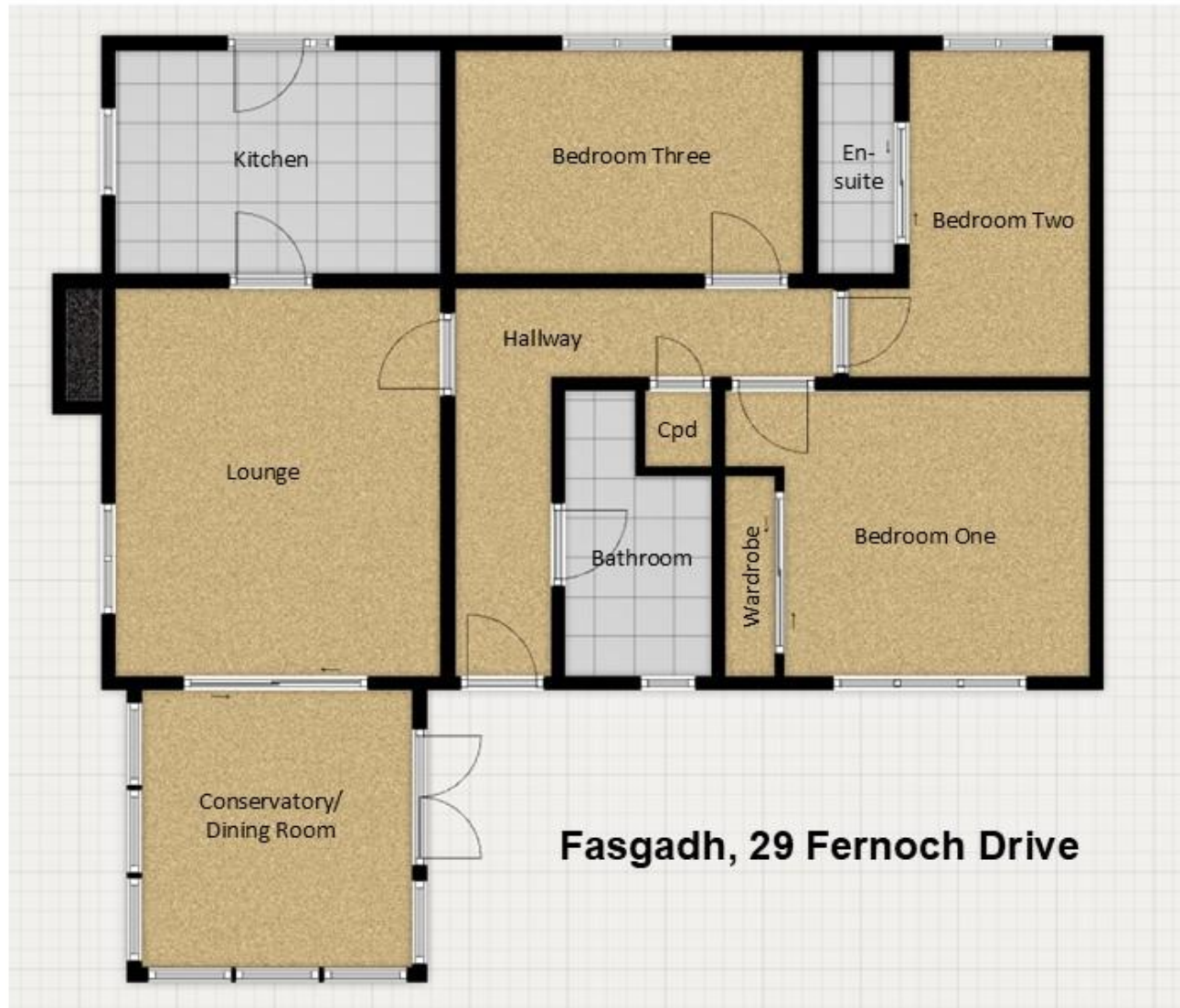
BATHROOM 2.8m x 1.8m (max)

With white suite comprising bath, WC & wash basin with vanity unit, shower enclosure with electric shower above, chrome heated towel rail, partially tiled walls, laminate flooring, and window to the front elevation.

GARDEN

The attractive garden is laid to paving, decking & lawn as well as some mature trees and shrubs offering seasonal colour. The front decking offers an attractive view towards Lochgilphead and beyond. A driveway to the front provides off-road parking leading to a carport. There is also a large and accessible Cellar space useful for storage.





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.

Council Tax: Band D

EPC Rating: E49

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 on the A83 at Lochgilphead's front green, turn into Argyll Street and proceed to the next roundabout and turn left onto Bishopton Road. After approximately 400 yards turn right into Fernoch Drive and take the first left. The property is located on the right-hand side at the end of the road of the road and can be identified by the 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).

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.



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T: 07872 986 164

E: info@fiuran.co.uk

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

