



## 3 Bed Detached Bungalow

Offers Over: £250,000

Greenbank, Victoria Park, Minard, By Inveraray, Argyll, PA32 8YN

A seldom available family home in an impressive elevated position with wonderful views over Loch Fyne. Ideally located between Inveraray and Lochgilphead for those looking for a taste of semi-rural life with a short commute to the nearby towns. Minard boasts a relaxed living environment and is a community spirited village popular with sailing and outdoor enthusiasts. This delightful bungalow comprises; a family lounge with an open plan sunroom, kitchen/diner, 3 double bedrooms, family bathroom and WC. The property further benefits from a recently upgraded air sourced central heating system, double glazing, a large attached garage/workshop, loft space, plenty of storage throughout and established gardens, a private driveway, loch facing patio & greenhouse.

Highspeed broadband, 4G and digital television are available.



  
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#### Front Entrance

Loch facing entrance with 2 steps leading to entrance porch. UVPC door with patterned glass insert. Doorbell, outdoor lighting, tiled flooring, storage cupboard with ample space for coat hanging and boot storage. Pendant lighting, central heating radiator, smoke detector and Glazed door leading to inner hallway.

#### Inner Hallway 1.71m x 3.21m

Carpeted hallway leading to all rooms. Recently installed air-source central heating system stored in hall cupboard with shelving. Further storage cupboard ideal for linen and family storage. Loft hatch access. Pendant lighting, large central heating radiator and smoke detector. Wall hung shelving, phone point, wall hung mirrors, wallpaper coverings.

#### Lounge 5.39m x 3.51m

A spacious family room with fantastic views across Loch Fyne through open plan sunroom. Carpeted flooring, two large central heating radiators, pendant lighting, wall paper coverings, smoke detector, TV point and ample space for lounge furniture.

#### Conservatory 3.45m x 2.45m

Open plan from the family lounge accessed via carpeted steps. Wonderful view point and ideal space for relaxing or entertaining. Triple aspect views towards front garden, Loch Fyne and countryside beyond. Tiled flooring, sliding glazed patio doors lead to the front garden and slabbed bbq area.

#### Kitchen/diner 5.38m x 3.57m

Country style kitchen with open plan dining area with window views to rear gardens and countryside beyond. Matching wall and base units with decorative handles, various storage options including pull out storage racks within the cabinets. Deep composite sink with mixer tap, breakfast bar to the dining area with tv point, laminate flooring to kitchen and carpeted flooring to dining area. Large central heating radiator, smoke/heat detector. Good size room with ample space for freestanding appliances, white goods, dining table and dresser. UVPC door with patterned glass insert leads to the side of property, greenhouse and garden.

#### Bedroom one 3.91m x 2.72m

Good sized double bedroom with superb views of Loch Fyne and the front gardens. Inbuilt mirrored wardrobes, carpeted flooring, pendant lighting, socket points, tv point and large central heating radiator. Ample space for free standing bedroom furniture.

#### Bedroom two 2.92m x 3.73m

Good sized double bedroom with window views of rear garden and countryside beyond. Inbuilt mirrored wardrobes, large central heating radiator, pendant lighting and carpeted flooring. Ample space for free standing bedroom furniture.

#### Bedroom three 2.80m x 2.59m

Modest double bedroom with window views to the rear garden and countryside beyond. Carpeted flooring, pendant lighting, socket points and central heating radiator. Space for free standing bedroom furniture.

#### Family Bathroom 1.80m x 2.58m

Neutral beige three piece suite with bath, Hotpoint electric shower over bath, WC and WHB. Window to rear, dual taps, wallpaper coverings, Linoleum flooring, pendant lighting, central heating radiator towel rail and toilet roll holder, vanity shelving wall hung corner shelving, mirrored unit with bathroom storage within, extractor fan.

#### WC 1.31m x 2.40m

White two piece suite with WC and WHB with dual taps. Wallpaper coverings, vinyl flooring, pendant lighting, central heating radiator, linoleum flooring and extractor fan. Space, and plumbing for freestanding utility goods (electrics housed through wall in bedroom 1 wardrobe).

#### Garage/workshop

Large attached garage with manual pull-cord overhead door. Breeze block build with concrete base. Additional pedestrian entry door from front garden accessed via two steps. Power and light supply, workbench, hanging, hooks and plenty timber frame overhead storage space.

#### Outdoor space

The bungalow is set in a stunning elevated position with a large lawn front garden with various pathways to enjoy the whole garden. Well stocked, mainly laid to lawn with a fine selection of annual flowering perennials and established shrubs. Laid out over split level with steps and handrail to lower garden area. Large loch facing patio area to the front. Small lawn and bordering beds to rear. Side garden with greenhouse and composting area. Private driveway/parking and large attached garage with concrete base, overhead door, power and light.

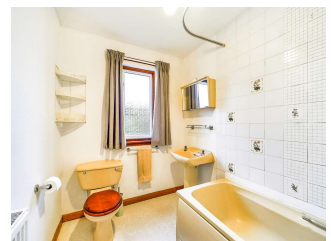
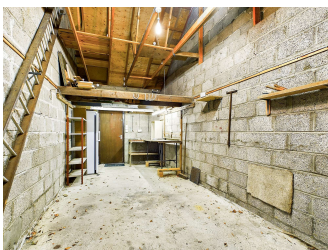
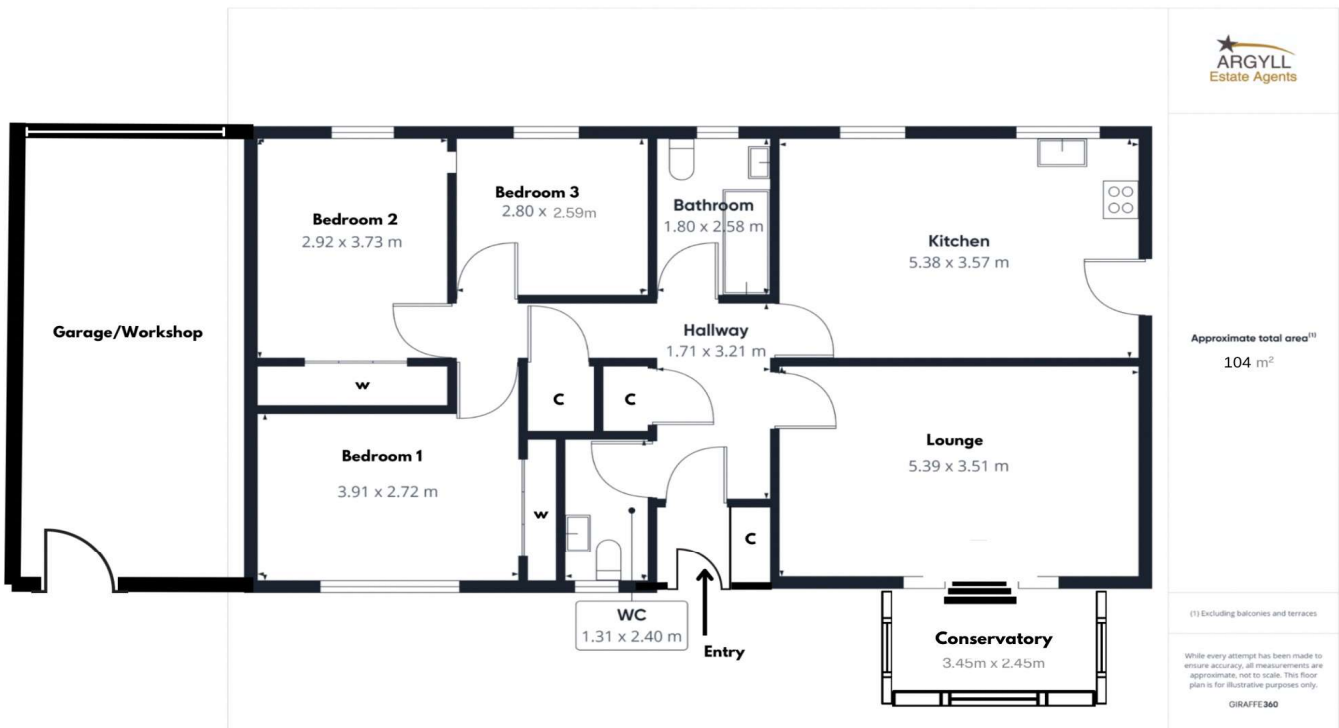
#### Location

Minard is ideally located on the shores of Loch Fyne on the A83, midway between Inveraray and Lochgilphead. The village of Furnace, 3½ miles north, has a local shop and post office, primary school and health centre. Lochgilphead, 13 miles to the south, has a range of amenities and shops, including a supermarket, primary and secondary schools, a hospital, and a leisure centre. Inveraray, 12 miles to the north, with its famous castle and jail, offers a number of independent shops and a supermarket. Ten minutes' walk from Greenbank are the renowned Crarae National Trust gardens. The area offers many outdoor pursuits including walking, sailing, fishing, golfing and horse riding. The Lochgair and Minard Moorings Group offer opportunities for prospective boat owners. Minard is also served by a bus service which provides easy access to both Glasgow city centre and Glasgow airport, (2 hours), and Campbeltown on the Kintyre peninsula.

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