



## 3 Bedroom Detached Bungalow

Guide Price: £360,000

2 The Ridge, Barmore Road, Tarbert, Argyll, PA29 6YN

Rarely available family home with commanding panoramic harbour and loch views. Set in an elevated position in a peaceful location on the edge of the village of Tarbert. Large ascending plot with storage cellar ideal for sea loving enthusiasts. Comprising; Lounge, kitchen/diner, 4 bedrooms (one with en-suite access), family bathroom and shower room. The property further benefits from a stunning vantage point balcony, private parking, gardens with veg patch, area of ground between the property and Barmore Road that could provide additional parking or workshop space, multi fuel stove providing solid fuel central heating and hot water, recent energy efficient electric panel heating with thermostatic control, double glazing and log store. Highspeed broadband, 4G, broadband and digital television are available.



  
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#### Entrance porch/Hallway

UVPC entrance door with glass insert into porch area with carpeted flooring. Pendant lighting and socket point. Glass insert door to carpeted inner hallway which leads to all rooms. Pendant lighting, socket points, central heating radiator, energy efficient electric panel heater, linked smoke detector, loft hatch access. Ample space for freestanding hallway furniture. Storage cupboard with shelving and hanging.

#### Lounge 4.99m x 4.78m

Spacious room with dual aspect windows light streaming in from side and front of the property. This room offers spectacular loch and harbour views and has plenty of space for lounge/dining furniture. A handsome multifuel stove provides the focal point of this family room with carpeted flooring, tv point, feature pendant lighting, linked smoke detector, socket points and two central heating radiators.

#### Kitchen/Diner 4.76m x 3.93m

Window views to side and rear gardens with access door to utility room or inner hallway. Ample room for dining room table and chairs. Carpeted flooring, feature spotlighting, linked smoke detector, two central heating radiators. Large storage cupboard housing hot water tank with shelving above. Matching wall and base units with ample contrasting worktops, space and plumbing for white goods, extractor fan, socket points. Stainless steel sink and draining board with swan neck mixer tap and tiled splashbacks.

#### Utility porch 1.76m x 2.46m

Accessed from rear garden and kitchen this room provides lots of storage for outdoor clothing and footwear. Space and plumbing for freestanding white goods. Tiled flooring, energy efficient panel heater, pendant lighting, timber panelled ceiling, window views to side and front.

#### Bedroom One (en-suite access) 3.11m x 2.74m

Delightful loch and harbour views to the front. Good sized double bedroom with dual sided window providing access to jack and jill en-suite facilities. Carpeted flooring, Central heating radiator, storage heater, carpeted flooring, pendant lighting, double inbuilt wardrobes with sliding timber doors, socket points, tv point. Ample room for freestanding bedroom furniture.

#### Shower room/En-suite 3.09m x 1.21m

Interlinked from hallway and bedroom one this shower room has a three piece suite. Walk in shower enclosure with dual aspect doors and tiled splashbacks. Mira electric shower unit. WHB with single taps, tiled splashbacks and vanity storage and WC. Window views to front, extractor fan, carpeted flooring, pendant lighting, heated towel rail, electric panel heater.

#### Bedroom Two 3.00m x 2.93m

Double bedroom with those superb loch and harbour views. Carpeted flooring, energy efficient electric panel heater and central heating radiator, carpeted flooring, pendant lighting, double inbuilt wardrobes with sliding timber doors, socket points. Ample room for freestanding bedroom furniture.

#### Bedroom Three 4.10m x 2.40m

Good sized double bedroom with rear garden window views. Carpeted flooring, central heating radiator, energy efficient electric panel heater, carpeted flooring, pendant lighting, double inbuilt wardrobes with sliding timber doors, socket points. Ample room for freestanding bedroom furniture.

#### Bedroom Four/Study 2.41m x 2.04m

Single bedroom currently utilised as a hobby room this could be an ideal nursery or home office. Carpeted flooring, central heating radiator, pendant lighting.

#### Family bathroom 1.99m x 1.68m

Three piece suite with full size bath, Mira electric shower and curtain rail over bath and tiled splashbacks, WHB with single taps, splashback and WC. Heated towel rail, shaver point, light with plug fitting, pendant lighting, carpeted flooring and opaque window view to rear.

#### Outside

Large plot with multilevel enclosed garden spaces. To the front there an undisturbed sloping woodland area at the bottom of the garden. Connecting indoor and outdoor living is a covered balcony with arches overlooking the loch and harbour and space for outdoor furniture, accessed from the inner hallway. The rear entrance area of the property is accessible through a garden gate with fencing defining the numerous gardening areas that surround the house. There are slabbed pathways, bedding areas and various established plants, climbers, bushes, trees and annual flowering perennials. Seating area ideal for bbq's and relaxing in the sun. Veg patch to side, composting areas, log store and large under build storage cellar with light that is ideal for storing outdoor equipment.

#### Location

Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants overlooking the harbour in addition to a supermarket, banking services Dentist, Doctor, Bowling Green plus 2 Churches. Tarbert Academy offers local schooling at nursery, primary and secondary level. Nearest hospital in Lochgilphead is a 20 minutes drive. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area.

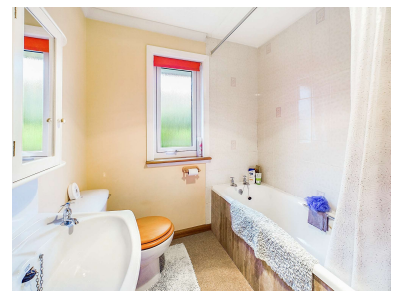
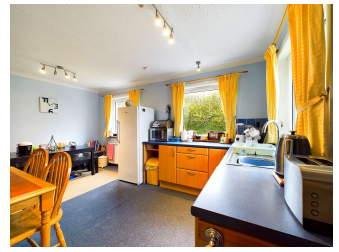
There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town. City Link runs a reliable bus service from Campbeltown to Glasgow.

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