



## 4 Bed Detached Bungalow

1 Victoria Park, Minard, Argyll, PA32 8YN

Offers Over: £290,000

Charming family home with flexible layout and beautiful 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. Comprising; family lounge, modern kitchen/diner, 4 double bedrooms, contemporary family bathroom and shower room. The property further benefits from a recent multifuel stove, energy efficient hot water heating system, 4kW solar PV panel system, a large attached garage/workshop, established front and rear gardens, private driveway, loch facing patio and greenhouse. Highspeed broadband, 4G and digital television are available. Most of the contents and furniture are available as part of the sale if required or they can be removed on request by the new owner.



  
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#### Entrance

Good size entrance porch with vinyl flooring, space and plumbing for white goods; a washing machine is installed, ample space for coat hanging and boot storage. [hat and coat stand included] Glazed door leading to inner hallway with storage heater and loft access.

#### Lounge 5.0m x 4.8m

A spacious family room with fantastic dual aspect views across Loch Fyne. New multi fuel stove with exposed flue and marble hearth. Carpeted flooring, energy efficient Dimplex Quantum off peak heating, TV point and ample space for lounge furniture. A new widescreen TV corner unit and sound bar are included.

#### Kitchen/diner 4.8m x 4.0m

Modern dove grey wall and base units with copper effect handles, soft close doors and drawers, inbuilt appliances, composite grey sink with modern mixer tap, breakfast bar to the dining area and vinyl flooring throughout. Good size room with ample space for extra freestanding appliances and dining furniture; a new American style fridge freezer and glass top dining table with 4 chairs is included as are new cutlery / pots / pans / crockery etc. Views and access to the rear garden, energy efficient Dimplex Quantum off peak heating, dual aspect windows to the side and rear.

#### Bathroom 2.4m x 1.7m

Contemporary three-piece suite with double end bath, centre mixer tap, electric shower and screen over the bath, sink with matching mixer tap and modern WC. Vinyl flooring, concrete grey respatex walls throughout for easy maintenance, downlighting, extractor fan and heated towel rail.

#### Shower room 2.9m x 1.1m

Modern three-piece suite with good size shower enclosure, thermostatic rain shower, handheld mixer and sliding doors. Modern WC and sink with mixer tap. Fully lined walls with concrete grey respatex, vinyl flooring, downlighting extractor fan and downflow fan heater.

#### Bedroom one 4.1m x 3.0m

Large loch facing double bedroom with superb views, inbuilt wardrobe, carpeted flooring, and energy efficient wall mounted heater. Included is a new gas-lift king size storage bed, memory foam mattress and bedding.

#### Bedroom two 3.0m x 2.9m

Loch facing double bedroom with inbuilt wardrobe, panel heater and carpeted flooring. Ample space for free standing bedroom furniture. Included is a new metal frame double bed, memory foam mattress and bedding.

#### Bedroom three 3.5m x 2.4m

Good size double bedroom with views to the rear, inbuilt wardrobe, carpeted flooring, and energy efficient wall mounted heater. Included is a new metal frame double bed, memory foam mattress and bedding.

#### Bedroom four/home office 3.5m x 2.4m

Rear facing double bedroom, carpeted flooring, panel heater and telephone point for future home office use. Included is a new metal frame bunk bed and office desk.

#### Garage/workshop 6.9m x 4.4m

Large attached garage with remote control overhead door. Window views to front garden and Loch Fyne. Power and light supply. Included are gardening tools, electric chain-saw and equipment, petrol mower, garden waste crusher, wet/dry vacuum and various spares / decorating materials.

#### Outdoor space

The bungalow is set in a stunning front line location with a large lawn front garden, well stocked rear garden with charming paths and a fine selection of annual flowering perennials and established shrubs. Large loch facing patio area to the front and more secluded patio spot to the side, private driveway for multiple cars, greenhouse and large attached garage with remote control 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. Five minutes' walk from Karuna 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.

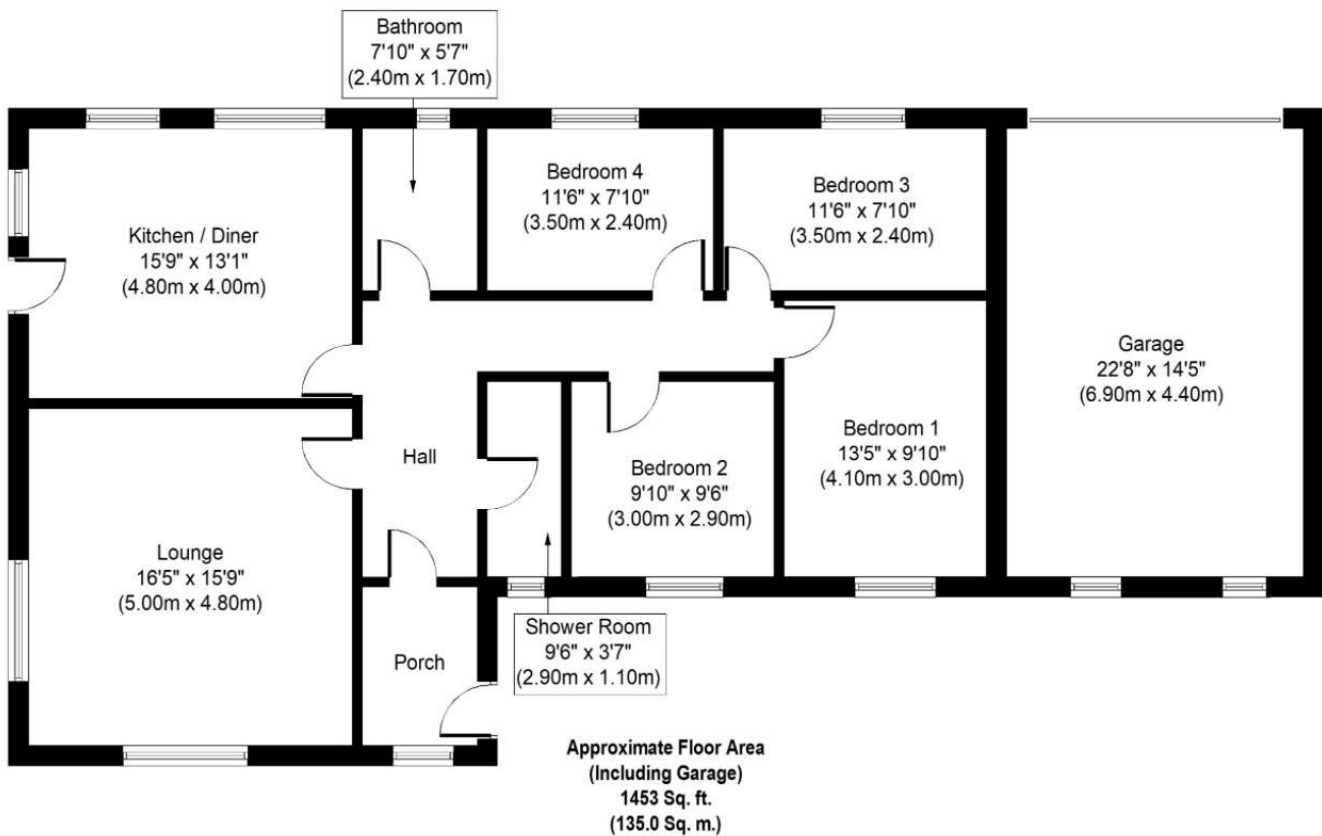
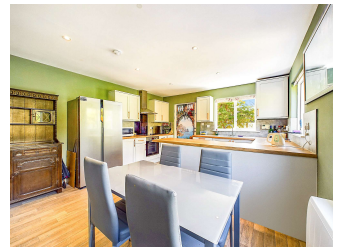
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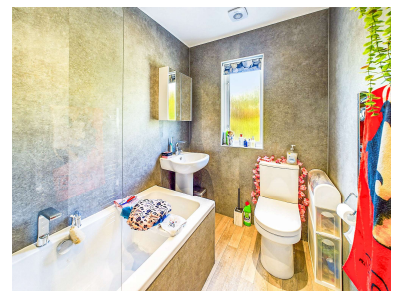
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