



3 Bedroom Detached Bungalow

Guide Price: £290,000

11 Fernoch Park, Lochgilphead, Argyll, PA31 8TG

Immaculate family home in walk in condition with partial loch views to the front and stunning rural scenes to the rear. Ideally situated in the popular Fernoch area of Lochgilphead that is just a short walk to the town's local amenities. This seldom available property comprises; Lounge, open plan kitchen/diner with French doors to the rear, 3 double bedrooms (one master en suite shower room), study/home office, family bathroom and utility room. The property further benefits from recently installed energy efficient air source heating, recently installed double glazing, loft space, private tarmac driveway with parking for several vehicles, substantial front and enclosed rear gardens with decking and a large double garage/workshop. High speed broadband, 4G and digital television are available.




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Entrance Porch 1.73m x 1.37m

Steps with handrail to composite exterior door with glazed inserts and letterbox. Window views to front and side. Space for storing outdoor footwear and clothing. Tiled flooring, central heating radiator and spot lighting.

Hallway 4.60m x 1.72m

Welcoming hallway leading to all rooms with oak effect laminate flooring throughout. Ample room for freestanding hallway furniture, pendant lighting, inbuilt storage cupboard with shelving, socket points, smoke detector and pendant lighting. Loft hatch access.

Lounge 6.02m x 5.53m

Impressive family room with picture window views to Loch Gilp and the countryside beyond. Two central heating radiators, pendant lighting, oak effect laminate flooring, tv point and socket points. The focal point in the room is a handsome Charwood multifuel stove with stone hearth. Ample space for freestanding lounge furniture with access from hallway and glazed door leading to open plan kitchen/diner.

Open plan Kitchen/Diner 5.95m x 3.90m

Natural light streams into this large open plan space with generous layout. Dining area has ample space for family dining with feature pendant lighting above, oak effect laminate flooring, central heating radiator and double-glazed French doors to rear decking area and garden. The rural views are wonderful with occasional sheep grazing in the hillside beyond the property's rear gardens. Modern kitchen with matching wall and base units in shaker style. Plentiful contrasting oak effect worktops and delightful window views to rear. Various storage options throughout, tiled splashbacks, stainless steel sink with swan neck mixer tap, inbuilt Beko 4 zone induction hob, oven and grill with island extractor hood above. Semi open plan to the utility area.

Utility 2.84m x 1.76m

Accessed from kitchen or hallway with a UVPC exterior door with window to rear garden with gravel drying area. Matching wall and base units and oak effect laminate flooring with the kitchen, central heating radiator, inbuilt cupboard housing the recently installed Mitsubishi Ecodan heating system and controls.

Study/home office 2.77m x 1.58m

An ideal space to work from home or enjoy hobby crafts with rural window views to the rear. Wallpaper coverings, oak effect laminate flooring, pendant lighting, phone and socket points. Inbuilt cupboard with shelving and space for freestanding furniture.

Bedroom one 3.62m x 2.79m

Good size double bedroom with picture window view to the front garden, loch and hills beyond. Oak effect laminate flooring, pendant lighting, socket points, central heating radiator. Inbuilt wardrobe with hanging and shelving. Ample room for freestanding bedroom furniture.

Bedroom two (Master en suite) 3.64m x 3.44m

Inviting master bedroom with en suite shower room. Window views to the front garden, loch and hills beyond. Mirrored inbuilt wardrobe with hanging and shelving. Carpeted flooring, pendant lighting, socket points, central heating radiator. Ample room for freestanding bedroom furniture. Access to en suite.

En suite shower room 2.27m x 1.19m

White three-piece suite with contemporary design. Walk-in thermostatic shower enclosure with folding glazed screen, WHB with mixer tap, WC with wall mounted toilet roll holder. Wall tiling throughout with mosaic detailing. Opaque window to side, tiled flooring, wall mounted mirrored vanity unit, heated towel rail and extractor fan.

Bedroom three 3.38m x 2.80m

Sizeable double bedroom with countryside window views to the rear. Oak effect laminate flooring, pendant lighting, socket points, central heating radiator. Inbuilt wardrobe with hanging and shelving. Ample room for freestanding bedroom furniture.

Family bathroom 2.77m x 1.90m

Modern white three-piece suite. Full size bath with electric shower, glazed screen above, WHB and WC. Modern taps, white tiled splashbacks, Moroccan style vinyl flooring, opaque window to rear, wall mounted vanity storage, heated towel rail and extractor fan.

Garage/Workshop 5.47m x 5.66m

Large double garage/workshop under the lounge area of the property with lots of space for outdoor/garden equipment and vehicle/boat storage. Central dividing wall with pedestrian access to either side, pull up garage doors, power and light. Brick built walls with a concrete base.

Outdoor space

The property is set on a preferred elevated position with no properties overlooking from behind. Well maintained private garden grounds to the front and rear. To the front a private double width tarmac driveway allows access to both garage doors and parking for several vehicles. A sloping lawn with tiered brick borders welcomes you with various bark borders boasting established bushes, shrubs and annual flowering perennials such as Azaleas. Slabbed pathways to either side of the property with gated entrances to rear garden. Generous rear decking patio area with space for outdoor seating is the ideal spot for family BBQs and relaxation while the remaining garden is mainly laid to lawn with gravel whirllig area. Stock fencing, trees and surrounding farmland views gives this garden a relaxing rural vibe with partial loch views from the top of the garden.

Location

Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians, primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumbly 'n Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

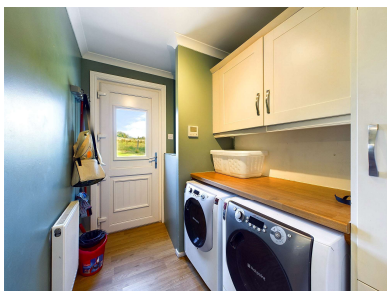
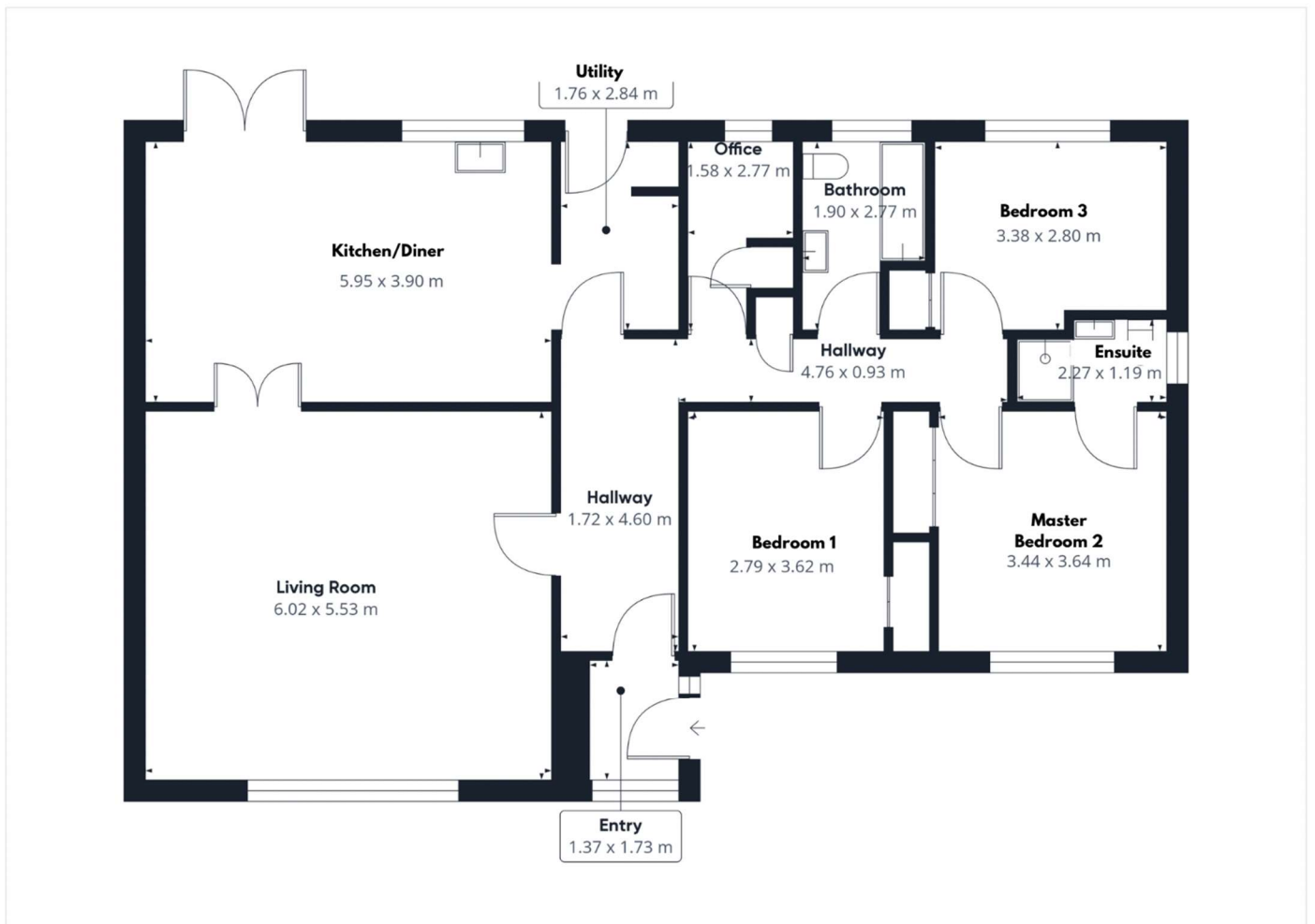
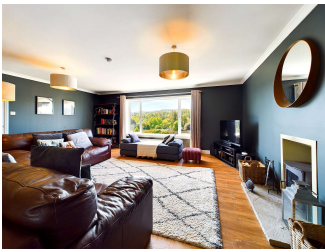
Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

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