

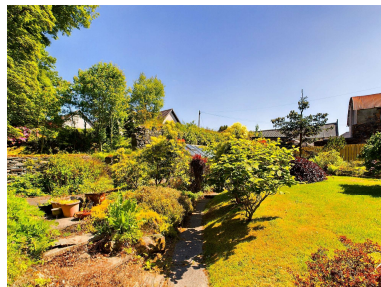


## 5 Bedroom Detached House

Guide Price: £325,000

Minnow Falls, Manse Brae, Lochgilphead, Argyll, PA31 8RA

Seldom available charming family home set on a large South facing plot with a private walled garden and beautiful adjacent stream. Located in the ever popular Manse Brae area behind commercial premises The property is within easy walking distance of all the town centre amenities and the local school. Comprising; Lounge, open plan kitchen/diner with garden patio access, utility room, 5 double bedrooms, jack and jill en suite and family a bathroom. The property further benefits from a multifuel stove, off peak electric heating, double glazing with dual access patios/bbq seating area's, enclosed established gardens, greenhouse, outbuilding and log store, loft storage. Highspeed broadband,4G and digital television are available.



  
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ntrance 1.76m x 1.53m /Hallway 5.21m x 1.81m

Timber entrance door with opaque glazed inserts into the vestibule. Flush ceiling lighting, tiled flooring and ample room for boots and jackets. Single glazed inner door to carpeted hallway, spotlighting, good size storage cupboard and off peak electric storage heater. Carpeted stairs to first floor landing.

Lounge 5.93m x 4.04m

Inviting and spacious family lounge with open plan access to kitchen/diner. Glazed patio doors to the front offer views and access to the garden and filling the room with lots of natural light. Feature corner Multifuel stove with stonework hearth and wooden mantle. Varnished wooden flooring, spotlighting, TV point, socket points and off peak electric heater. Ample space for freestanding lounge furniture.

Kitchen/Diner 7.17m x 4.56m

Impressive open plan space with exposed beams and dual aspect window views. Glazed patio doors giving garden access. Varnished cork tiled flooring, spot and strip lighting and ample space for dining furniture. Kitchen has matching wall and base units with plenty of worktop space. Dual stainless steel sinks with mixer taps, tiled splashbacks, space and plumbing for white goods, smoke detector, socket points, extractor fan in ceiling.

Utility Room 3.63m x 1.81m

Located off the kitchen with power and plumbing for freestanding white goods. Matching base units, worktop space, stainless steel sink with dual draining boards, strip lighting, vinyl flooring, cork wall tile coverings, coat hanging and socket points. Access to side of the property through timber door with opaque glazed insert.

Bedroom One 4.00m x 3.00m

Good sized, ground floor double bedroom with window views to side and velux above streaming natural light into the room. Carpeted flooring, inbuilt wardrobes, pendant lighting, electric wall heater and socket points.

Family bathroom 3.00m x 2.31m

Three piece suite with full sized bath, overhead electric shower, screen, WHB and WC. Opaque window to rear. Wood panelling to ceiling with spotlighting, fully tiled walls, cork tiled flooring, shaver point, extractor fan, heated towel rail and wall mounted Dimples heater.

Bedroom two 4.13m x 3.00m

Good sized, ground floor double bedroom with window views to side and velux above streaming natural light into the room. Carpeted flooring, inbuilt wardrobes, pendant lighting, electric wall heater and socket points.

First Floor

Carpeted staircase with wooden hand rail. First floor landing has a large storage cupboard, loft hatch access, spotlighting, off peak electric storage heater, smoke detector and socket points.

Master bedroom three 4.16m x 4.12m

Large and bright master bedroom with en suite facilities, window views to side and dual Velux's providing elevated views over the garden. Inbuilt eve's storage cupboards, electric wall heater, carpeted flooring, pendant lighting and ample space for freestanding bedroom furniture. Dressing area on route to en suite bathroom has three large inbuilt wardrobes with sliding doors, hanging and shelving.

Jack and Jill en suite 2.91m x 2.13m

Jack and Jill access from master bedroom to hallway and bedroom three. Four piece suite with full sized, overhead electric shower, screen, WHB, WC and Bidet. Opaque window to side. Wood panelling to ceiling with spotlighting, fully tiled walls, cork tiled flooring, shaver point, extractor fan, heated towel rail and wall mounted Dimples heater.

Bedroom four 4.17m x 3.59m

Delightful double bedroom with elevated window views to side gardens and stream with additional velux above streaming natural light into the room. Carpeted flooring, inbuilt wardrobes, eve storage cupboard, pendant lighting, electric wall heater and socket points. Space for freestanding bedroom furniture.

Bedroom five 4.16m x 3.83m

Sizeable double bedroom with elevated window views to front gardens and stream with additional velux above streaming natural light into the room. Carpeted flooring, inbuilt wardrobes, eve storage cupboard, pendant lighting, electric wall heater and socket points. Space for freestanding bedroom furniture.

Outside

Gated entrance with parking to the superb south facing garden with dyke walls and timber fencing. Mainly laid to law with slabbed and stone chipped pathways all around charm you through this established garden. To the front a simply stunning south facing patio area perfect for family bbq's and relaxation. There is a greenhouse, stone outbuilding for storage of bikes or garden equipment and log store to rear. This multi use garden will provide keen gardeners and families with many days of enjoyment and is sure to be a well used feature. There are mature trees, shrubs and annual flowering perennials in abundance attracting lost of local wildlife. Stepped pathway to Cuil Arstich burn with access to this shallow stream on hot summer days. The property is located behind and shares access with a vehicle recovery business which is unseen the majority of your time in the house and main orientation of the garden. The business was sold by the current owners of the house with rights and access in place to give owners the house the best possible living experience in this wonderful home.

Location

The property is situated in a desirable area of the town only a short walk to local amenities. 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 Rumbin' Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

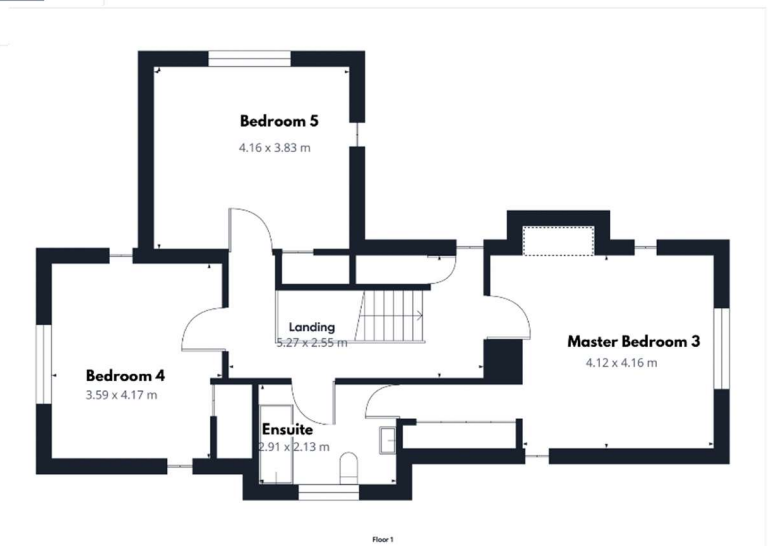
Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor 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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**Lochgilphead Office:**  
20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Office:** 01546 607045  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)



**Oban Office:**  
3 Combie Street, Oban  
Argyll PA34 4HN

**Office:** 01631 561130  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)

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