



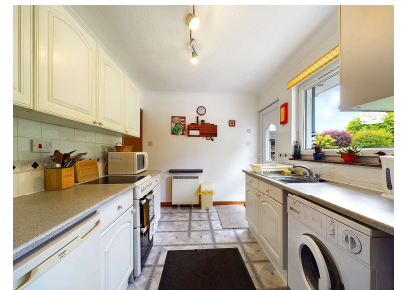
2 Bed Detached Bungalow

Guide Price: £250,000

Taigh Air Amhonadh, Ford, By Lochgilphead, Argyll, PA31 8RH

Charming family home set in a peaceful and semi-rural location with glorious wrap around gardens and stunning countryside views. This well maintained bungalow lies in the village of Ford with an abundance of local wildlife on your doorstep and fabulous fishing lochs nearby while being within easy commuting distance of Oban and Lochgilphead. Comprising; Lounge/diner, sunroom extension, kitchen, 2 double bedrooms and family bathroom. The property further benefits from double glazing, an open fire, off peak electric central heating, large enclosed well stocked and maintained gardens, detached garage/workshop, timber store, slabbed bbq area's, drying green and private driveway with gated entrance providing parking for several vehicles.

Broadband, 4G and digital television are available.




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Entrance 1.19m x 1.01m /Inner hallway 4.12m x 0.93m

UVPC front entrance door via steps with handrail. Porch with space for coat hanging and outdoor footwear, tiled flooring and pendant lighting. Glazed interior door to inner hallway with carpeted flooring, off peak storage heater, loft hatch access, pendant lighting and socket points.

Lounge/Diner 6.56m x 3.61m

Spacious living area with ample room for freestanding lounge and dining furniture. Focal point open fire with brick surround, tiled hearth and timber mantle. Wonderful dual aspect country and garden views to front and side. Wall lighting, dimmer ceiling lighting, carpeted flooring, TV point, off peak storage heaters, carbon monoxide and smoke detector, socket points and phone point.

Sunroom 3.25m x 2.49m

Currently used as children's occasional bedroom. This lovely room is accessed from the lounge/diner with natural light in abundance. Views of the rear gardens, patio area and hillside beyond. Carpeted flooring, wall lighting and heater point. Would also make an ideal dining room or home office if required.

Kitchen 3.50m x 2.48m

A practical kitchen with garden and countryside window views to the rear. Access to patio through UVPC glazed rear door. Matching wall and base units with ample worktop. Space and plumbing for freestanding white goods, tiled splashbacks, tile effect vinyl flooring, stainless steel sink, off peak storage heater, feature spotlighting, socket points, heat and smoke sensor. Access to lounge/diner or Inner hallway.

Bedroom One 3.51m x 2.93m

Good sized double bedroom with rear garden and countryside views. Carpeted flooring, off peak panel heater, pendant lighting, socket points and double inbuilt wardrobes with sliding doors.

Bedroom two 3.41m x 2.99m

Good sized double bedroom with delightful window views to the front garden and rural countryside beyond. Carpeted flooring, off peak panel heater, pendant lighting, socket points and inbuilt double wardrobes with sliding doors.

Family Bathroom 2.00m x 1.82m

Four piece suite with walk in shower enclosure, glazed folding doors and Mira electric shower unit. Bath with dual taps, tiled splashbacks to dado height, WC and WHB. Extractor fan, wood effect vinyl flooring and feature lighting. Opaque window to front.

Workshop/Garage 5.4m x 2.5m

Detached workshop/garage with concrete base and concrete panel walls, up and over metal door. Plenty of storage space, shelving, work bench and hanging points. Recently reroofed with new timbers, membrane and felt.

Timber Store 3.2m x 1.9m

Timber garden shed with plenty of room for gardening equipment with shelving and hanging points. Log storage area to the side.

Outdoor space

Superb wrap around gardens with numerous vantage points to enjoy the sun as it travels around the property. Substantial elevated plot with private driveway, gated entrance, fence/hedged boundaries and traditional dry stone dyke to rear. Mature and well stocked grounds with stunning rural views of the surrounding countryside with an abundance of wildlife visiting regularly. Mainly laid to lawn featuring a mixed range of bordering trees, shrubs and annual flowering perennials including roses, azaleas and clematis. Slabbed area's to the front, side and rear of the property ideal for outdoor seating and family bbq's. Outside tap to rear and drying green on elevated rear lawn.

Location

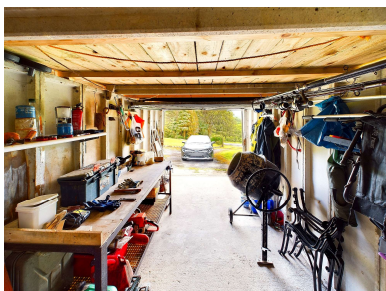
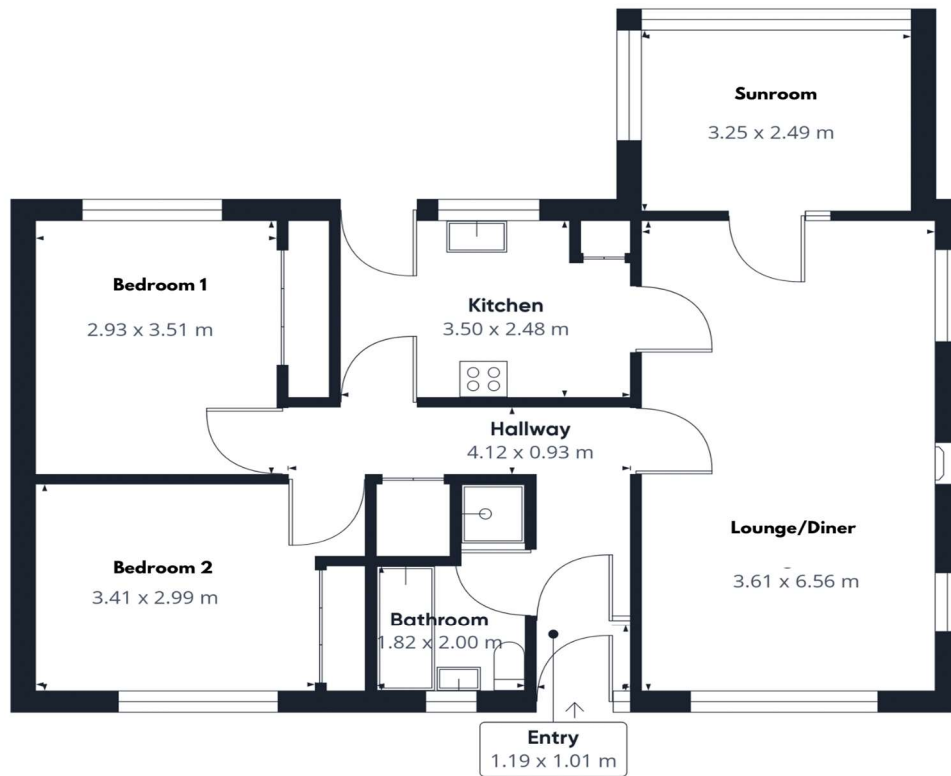
The village originated as a stopping point on the drover's route to Inveraray. The property offers views of An Loda which is a small loch armed from the famous Loch Awe is a great spot for Pike fishing and seeing the wonderful wildlife that is in the local area. Several standing stones are scattered around the area, the three most notable ones being the one in the field next to the guest house, there is also a crannog present and it is clearly visible from the road. The slightly bigger village of Kilmartin is about a 5-minute drive away which has a church, hotel, pub, museum and cafe. Lochgilphead is 8 miles further south of Kilmartin which has bigger amenities such as numerous cafes, pubs, restaurants, hotels, high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more.

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