



## 3 Bed Detached Bungalow

Guide Price: £275,000

Burnbank, Cairnbaan, By Lochgilphead, Argyll, PA31 8SQ

Inviting family home set on the banks of the famous Crinan Canal overlooking lock 7 with stunning views, private driveway and welcoming garden grounds. Located in the sought after village of Cairnbaan on the outskirts of Lochgilphead. This area is ideal for sailing enthusiasts with easy access to the canal and boat storage facilities nearby. The area is also suitable for families, second homeowners and retirees. This delightful property provides great country walks, cycle paths and boasts an abundance of local wildlife literally on your doorstep. Comprising; Lounge/diner kitchen, 3 bedrooms, and a family shower room. The property further benefits from double glazing, a multi fuel stove, oil central heating with recent boiler, loft space, ample storage, enclosed gardens with drying green, garden shed, large log store and private driveway. High speed broadband, 4G and digital television are available.



  
**ARGYLL**  
Estate Agents

#### Entrance Porch 1.10m x 1.09m / Inner Hallway 2.46m x 1.08m

Timber front entrance door with glazed inserts leading into porch with pendant light, tiled flooring and coat hanging. The inner hall has laminate flooring, pendant lighting, central heating radiator, loft hatch access, socket points and linked smoke detector. Two inbuilt storage cupboards with hanging and shelving.

#### Lounge 3.65m x 3.65m

Bright lounge with superb dual aspect window views overlooking the canal, garden and countryside beyond. Multifuel stove with granite hearth provides the focal point in the room. Oak effect laminate flooring, feature pendant lighting, TV point, socket points and ample space for freestanding lounge furniture.

#### Dining area 2.50m x 2.34m

The dining area is semi open plan to the lounge with window views to garden. Space for dining furniture, central heating radiator, socket points, feature pendant lighting and access to kitchen.

#### Kitchen 3.49m x 3.04m

Good size kitchen with large window garden views and glazed UVPC door giving access to the rear of the property. Matching wall and base unit with ample contrasting worktop space. 4 zone gas hob, extractor hood and inbuilt mid height electric oven/grill. Modern stainless steel splashbacks, space and plumbing for freestanding white goods. Composite sink with drainage board and mixer tap, socket points, central heating radiator, spotlighting, slate effect laminate flooring, linked smoke/heat detector. Access to lounge/diner and inner hallway.

#### Bedroom one 2.96m x 2.03m

Small double bedroom with lovely window views to front gardens and canal. Laminate flooring, feature pendant lighting, central heating radiator, wallpaper coverings, socket points. Space for freestanding bedroom furniture.

#### Bedroom two 3.03m x 3.01m

Good sized double bedroom with delightful window views to front gardens and canal. Laminate flooring, feature pendant lighting, central heating radiator, socket points and wall mounted TV point, ample space for freestanding bedroom furniture and inbuilt wardrobes with hanging shelving.

#### Bedroom three 3.04m x 3.01m

Good sized double bedroom with pretty garden views. Laminate flooring, feature pendant lighting, central heating radiator, wallpaper coverings, socket points, linked smoke detector and wall mounted TV point. Ample space for freestanding bedroom furniture, inbuilt wardrobe with hanging, and shelving.

#### Shower room 1.89m x 1.83m

Modern three piece suite with large walk in shower enclosure, Triton electric shower unit, white wet wall panels and glazed sliding doors. WC, WHB with water fall mixer tap and inbuilt vanity storage below. Wet wall concrete style wall finish, laminate flooring, heated towel rail, two wall mounted towel holders, wall mounted mirrored vanity cabinet, extractor fan, opaque window to rear, pendant lighting, toothbrush and glass holders.

#### Outdoor space

The property benefits from a good size, varied and enclosed gardens. Bordered by a mix of hedging and metal fencing. Private gravel driveway with ample parking for vehicles or boat storage. Pathways and gates to front/rear entrances to keep pets and kids safe. Mature and well stocked grounds with established shrubs, annual flowering perennials such as Lavendar, Mombertia and Honey suckle. Slabbed bbq, patio area with superb Canal views and ample space for outdoor seating. Drying green and large lawn area to side, timber garden shed with power and light. To the rear a raised lawn with rural backdrop and space for feeding the local wildlife including regular visits from a woodpecker family, a variety of garden birds and red squirrels. The concrete panel garage is in need of repair and currently used to store logs and outdoor garden equipment due to it not being wind and water tight.

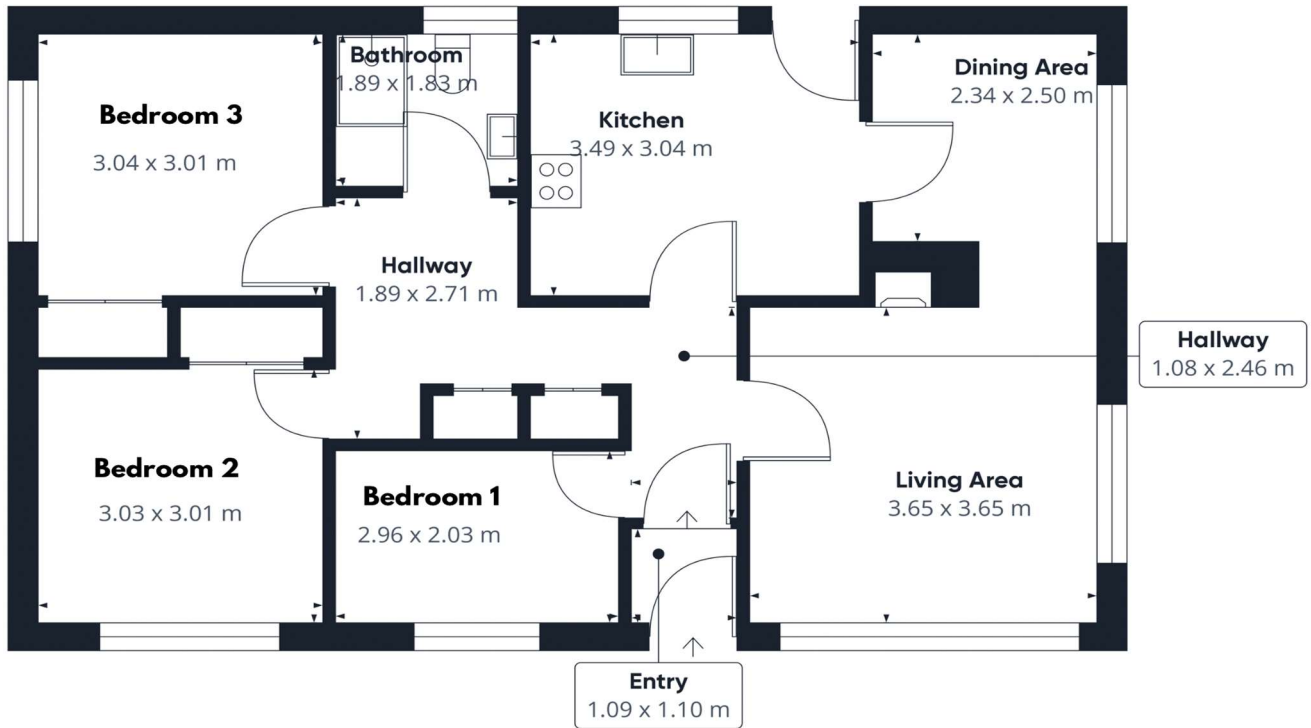
#### Location

The property is located on the banks of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. There are 15 locks in the nine-mile stretch of water and every year between 2,000 and 3,000 vessels, mostly pleasure craft, use the canal. Four of the locks are at Cairnbaan and it is at this point that the canal reaches its summit of 68 feet above sea level. Moorings are offered on the canal and the established boating centers of Crinan, Tayvallich, Ardfern and Craobh Haven are all within easy reach. Cairnbaan is not only notable for its breathtaking scenery but also for the Cairnbaan Hotel and Crinan Hotel which take full advantage of this wonderful scenery. Lochgilphead (3 miles) is the main centre of mid Argyll and offers a variety of amenities and shops including a sports centre, hospital, library and the main primary and secondary schools. The headquarters of Argyll and Bute Council are also in Lochgilphead. The surrounding area offers some of Scotland's prettiest walks, pre-historic sites in Kilmartin Glen, challenging climbing, excellent fishing and, of course, testing sailing waters.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Lochgilphead office 01546 607045 or Oban office 01631 561130



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

### What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead  
We advertise in all major property websites more than any other Agent in Argyll  
You only pay our sales fee from the proceeds of your sale on the day of completion  
Valuable local knowledge with all the services offered by a city based agent  
Wide-angle photography as standard  
Instruction and support completing your Home Report  
Agreeing on your proactive marketing strategy  
The production of property particulars and floorplan  
Regular email alerts tailored to motivated buyers on our extensive mailing list  
Unique property matching service with buyers from around the UK and abroad  
Social media posts on Facebook, Twitter, Instagram and Youtube  
Erection of a standard for sale board at your property  
All postage, stationary and telephone charges  
Liaising with both Solicitors through to sale completion

### Marketing upgrades available on request

Highly rated professional photographers as used by the big brands  
Licensed aerial photography (subject to location and weather)  
Qualified accompanied viewings carried out  
HD walkthrough video tours  
Hard copy glossy brochures (minimum quantity 30 copies)  
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

**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)

#### Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.

  
**ARGYLL**  
Estate Agents