



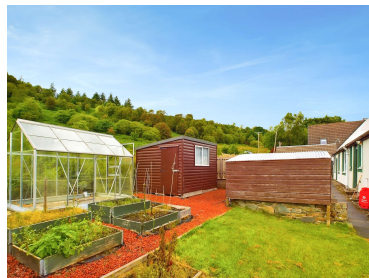
## 3 Bed Detached Bungalow

Guide Price: £300,000

Ard Na Dail, Lochgair, by Lochgilphead, Argyll, PA31 8SB

Spacious family home enriched with fresh upgrades throughout, this extended bungalow offers opportunity for a relaxing semi rural family life in Mid Argyll. Located within the ever popular sailing village of Lochgair with country walks, cycle paths and an abundance of wildlife are all on your doorstep. Boat launching slipway and shore access to Loch Gair and Loch Fyne are nearby.

Comprising; Spacious lounge/diner, modern kitchen, 3 double bedrooms (master en-suite), contemporary shower room and converted garage extension with home office, utility room and workshop space with potential annexed accommodation use. The property further benefits from a floored loft area, new flooring throughout, a multi fuel stove, oil central heating with remote wi-fi control, double glazing, off street parking for multiple vehicles and sizeable garden grounds ideal for family use. This property boasts many recent upgrades including a trendy kitchen, shower room and en-suite. Recent gutters and soffits, electrics and decking area with hot tub. Highspeed broadband, 4G and digital television are available.



  
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#### Entrance porch/hallway

Composite entrance door into small porch with tiled flooring leading to opaque glazed door into hallway. Pendant lighting, laminate flooring, useful storage cupboard, central heating radiator and smoke detector. Loft hatch access with a retractable ladder to the floored loft with power and light.

#### Lounge/diner 6.5m x 3.5m

Bright spacious room with triple aspect windows to the front, rear and side gardens bringing lots of natural light into the room. The main focal point is the Woodwarm multi-fuel stove, slate hearth with handsome steel fire surround and mantle. Laminate flooring, feature pendant lighting, spotlighting, TV point and dual central heating radiators, socket points with USB. Ample room for freestanding lounge and dining furniture.

#### Kitchen 3.5m x 2.5m

Trendy shaker style kitchen with matching grey wall and base units, contrasting wood effect worktops, stylish cup handles and under cabinet lighting. Cook and Lewis 5 burner gas hob with Beko oven and grill beneath. Stainless steel chimney extractor fan. Integrated Beko fridge freezer, microwave and dishwasher, ceramic sink with swan neck tap and fresh white brick splashbacks. Porcelain wood effect tiled flooring, central heating radiator, LED strip style lighting, smoke, heat and carbon monoxide detectors. Window views and door access to the rear gardens and patio areas.

#### Shower Room 2.5m x 1.6m

Contemporary design and hi-spec features. Large walk in thermostatic shower with rainfall shower head and handheld attachment. Tasteful marble effect splashbacks. Roper Rhodes bathroom cabinets and touch sensor wall mounted mirror. Attractive WHB with a mixer tap offers a splash of luxury. Large heated towel rail, tiled flooring, circular ceiling lighting and opaque glazed window.

#### Bedroom one (master) 4.0m x 3.0m

Inviting large double bedroom with window views to the front garden bringing lots of natural light into the room. Carpeted flooring, central heating radiator, pendant lighting, socket points with USB, and plenty of room for freestanding bedroom furniture.

#### En-Suite 2.3m x 1.1m

Fresh white three-piece suite, walk-in shower enclosure with thermostatic shower and rainfall showerhead with contrasting tiled splashbacks, W/C, WHB. Heated towel rail, wood effect tiled flooring, pendant lighting and opaque glazed window.

#### Bedroom two 3.5m x 2.8m

Good size double bedroom with fitted double mirrored wardrobe providing plentiful storage space. Carpeted flooring, central heating radiator, pendant lighting and window views to the rear gardens and drying green. Ample space for freestanding bedroom furniture.

#### Bedroom three 3.0m x 2.2m

Light and bright double bedroom, carpeted flooring, pendant lighting, central heating radiator, window views to the front garden with room for freestanding bedroom furniture.

#### Garage/office/utility/workshop 6.5m x 6.0m

Attached and converted double garage providing a large multi purpose room, home office and utility area all suitable for year round multi-use. The main area is laminate floored, insulated and lined with UPVC triple glazed French doors to the front and a further door to the rear. Central heating, fitted base and wall cabinets, worktop space, sink with plumbing and electrics available. The utility area has a stainless-steel sink, worktop space with modern Howdens base and wall units. Window views to rear garden, central heating radiator, led strip style lighting plus plumbing and electrics for freestanding white goods. The home office has highspeed broadband point (ideal for working from home), carpet tile flooring, pendant lighting and central heating radiator. Large glazed window gives views into the workshop space. The workshop area offers multi-use options such as a potential gym, additional accommodation or games room if so desired.

#### Outside area

Ample parking is available for several vehicles to both the front and side of the property. There are storage options with an open fronted tractor shed and carport. There are several other timber stores including a large timber log shed and an aluminium framed greenhouse. A large timber deck to the rear is ideal for family use with hot tub, BBQ area ideal for those summer nights and drying green with whirlingig. Garden ground to front, sides and rear, laid mainly to lawn with gravel and slab paths. There are outside taps and power to the front and rear of the property.

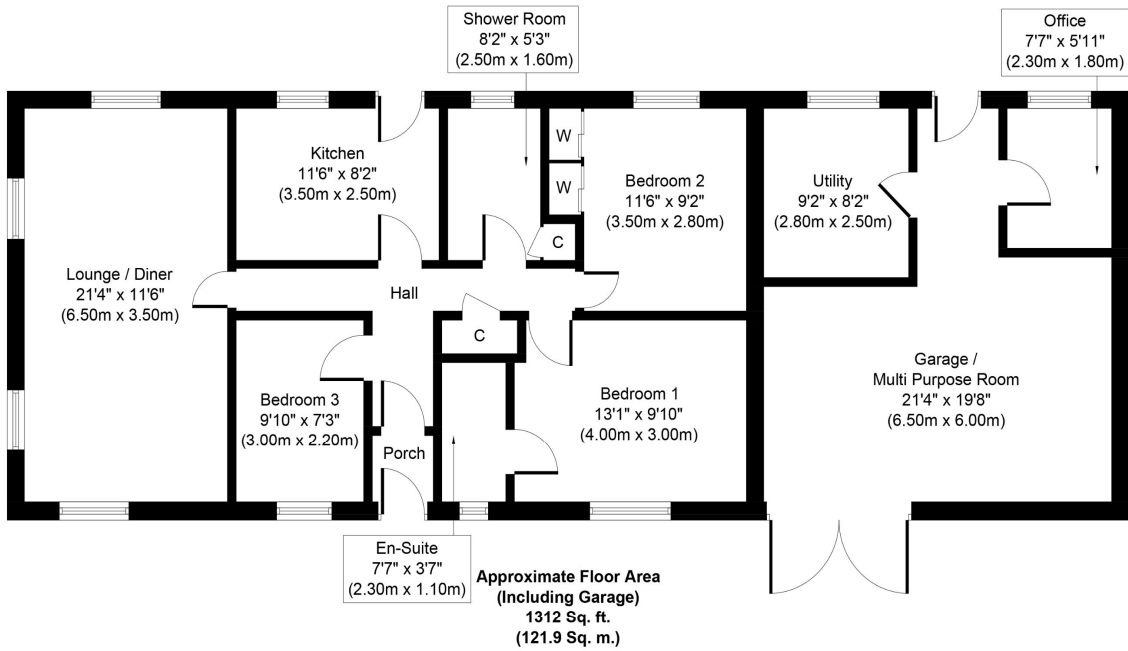
#### Location

Lochgair is an attractive and sheltered ribbon settlement of homes and Ard Na Dail is within a few minutes walk to the pretty sheltered bay of Loch Gair and the local hotel.

There are also many varied walking routes from the nearby forestry car parks. Lochgilphead is about 6 miles to the southwest and has a fine range of local shops, services and supermarkets which easily cater to everyday needs and fuller weekly shops. Lochgilphead has a health care centre as well as a library, a good range of

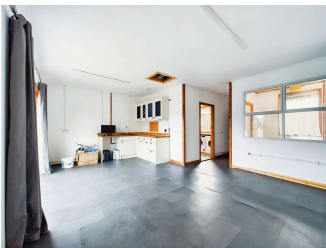
professional services and is home to the Mid Argyll swimming pool. Primary and secondary schooling is available in Lochgilphead. The town also benefits from a newly

re-vamped front green offering outdoor activities for all the family. Inveraray (16 miles) has an extensive range of popular tourist shops and a number of friendly local hotels, country pubs and restaurants. Oban is about 44 miles to the northwest where there are further larger shops and services, Glasgow City is about 78 miles to the southeast and offers a full range of higher and further education services as well as all the cultural and professional services normally connected with a major city. The A83 and A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper service to London.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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