

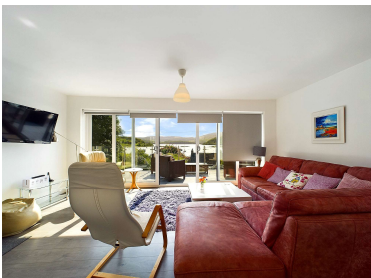


3 Bed Detached Bungalow

Guide Price: £470,000

Rhubeg, Tayvallich, By Lochgilphead, Argyll, PA31 8PN

Delightful family home with stunning open plan living space, detached home office and garage. Wonderful panoramic views of Loch Sween from the extensive and elevated decked terrace with storage below. Set in a desirable and rare location within walking distance of Tayvallich Bay and nearby amenities including The Tayvallich Inn, boat launching, mooring facilities, a primary school, café and shop. Further amenities are a short drive to the town Lochgilphead with a variety of shops, high school, opticians, vets, and hospital. Comprising; open plan lounge/kitchen/diner, 3 double bedrooms (one master en-suite) and family bathroom. The property further benefits from wrap around gardens, detached garage/workshop and studio/home office, raised terrace with ample space for outdoor seating, bbq patio areas, multi fuel stove, air sourced central heating, double glazing, patio doors, logs stores, south facing garden pergola, greenhouse and veg patch, private driveway parking and plenty of storage including loft space with ladder access.




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Entrance porch 1.20m x 1.17m / Inner hallway 2.55m x 2.29m

Timber entrance door to porch with carpeted flooring and pendant lighting. Storage cupboard with space for coat and boot storage. Hallway leading to all rooms with engineered oak flooring, central heating thermostat control, 2 storage cupboards, loft hatch access with ladder, central heating radiator, socket points, space for hallway furniture.

Open Plan Lounge/Kitchen/Diner 7.06m x 5.42m

Impressive living and entertaining space offering spectacular elevated views over Tayvallich Bay towards Loch Sween. Welcoming natural light from the front, side and rear. Glazed door access from the lounge and dining areas to raised terrace with space for outdoor seating.

Lounge area

A handsome multifuel stove with exposed flue lies between the lounge and kitchen which provides the perfect cosy atmosphere to enjoy family time. There is plenty of space for freestanding lounge furniture, engineered oak flooring, wall mounted tv point and ample socket points. French doors to front decked terrace.

Kitchen

Contemporary and sociable layout with a high quality finish including Mistral worktops in abundance. Matching wall and base units with a variety of storage options throughout. Kitchen Island with countersunk stainless steel sink and feature pendant lighting above. Space and plumbing for white goods, inbuilt dishwasher, inbuilt fridge/freezer. 5 zone Lamona induction hob with inbuilt electric oven/grill below.

Decorative glazed splashback and extractor hood above. Ample socket points, spotlighting and window views to front and rear.

Dining area

Lovely space with triple aspect views and garden access through glazed door to side terrace. Ample of space for freestanding dining furniture, central heating radiator, socket points and pendant lighting.

Bedroom One 3.49m x 2.21m

Double bedroom with glazed door to front terrace and wonderful elevated loch views. Carpeted flooring, pendant lighting, central heating radiator and socket points. Ample space for freestanding bedroom furniture.

Bedroom Two (master en suite) 3.91m x 3.50m

Good sized double bedroom with stunning loch views to front and front terrace access through double glazed doors. Carpeted flooring, pendant lighting, central heating radiator. Walk in wardrobe with lighting, shelving, vinyl flooring and clothes rail. Plenty space for freestanding bedroom furniture. Access to ensuite facilities.

Ensuite 2.41m x 1.42m

Three piece suite with Mira electric shower and quadrant enclosure, WHB and WC. Opaque window to front. Wall mounted towel and toilet roll holder, soap dish holder, shaver/toothbrush point, central heating radiator, feature pendant lighting, extractor fan, tiled splashbacks and vinyl flooring.

Bedroom Three 3.58m x 2.92m

Good sized double bedroom with window views to side. Carpeted flooring, pendant lighting, central heating radiator, socket points. Double inbuilt wardrobes with sliding doors, shelving and clothes rail. Plenty space for freestanding bedroom furniture.

Family bathroom 2.26m x 1.73m

Three piece suite with p-shaped bath, thermostatic shower and curved glazed screen over the bath, WHB and WC. Tiling to all walls, opaque window to rear, vanity shelving, soap and toilet roll holder, vinyl flooring, heated towel rail, feature pendant lighting and extractor fan.

Studio/Home office 4.91m x 4.29m

A fantastic additional living space for guests, home working or Gym. Fully converted garage with insulation, lighting, heating, power points, smoke alarm, loft storage and natural light streaming in through triple aspect windows.

Garage/Workshop 4.91m x 3m

Block and render built single garage with power, lighting, concrete base, shelving, up and over door.

Outside area

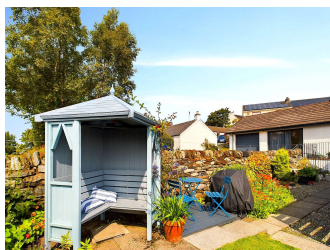
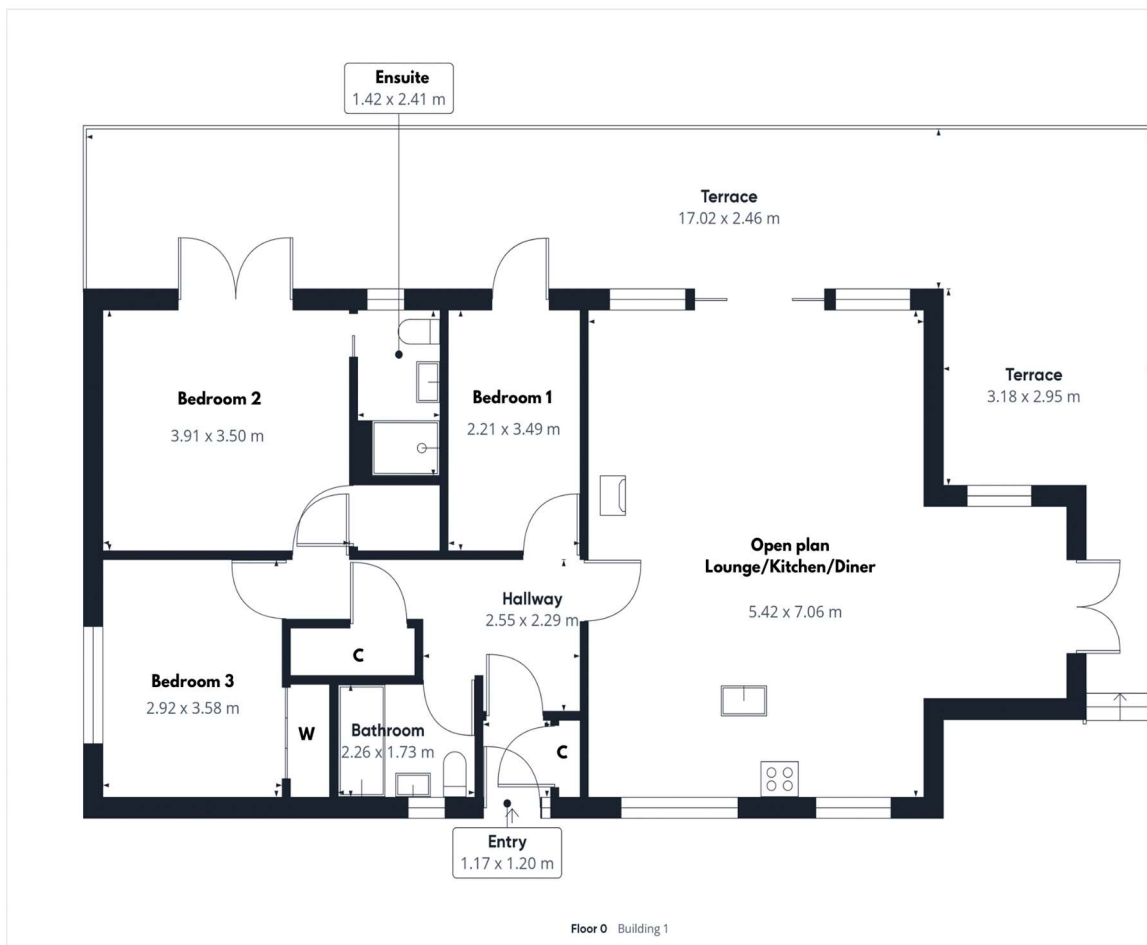
Terrace 17.02 x 2.46m to front / 3.18m x 2.95m to side

Extensive decked terrace with wonderful views, glass balustrade to the front, timber balustrade to the side, numerous access points from the property and storage below

The property boasts private wrap around gardens with dry stone dyke and timber fencing to boundaries. There is a selection of mature trees, shrubs and annual flowering perennials such as Roses, Hydrangea's and Montbretia. Stone chipped pathways all around and various seating areas to enjoy. Front mainly laid to lawn with slabbed patio area ideal for outdoor seating and family bbq's with lovely Pergola to enjoy the south facing sun in. Numerous raised bedding spots and veg patches define the gardens. Gated entrance and slabbed pathways to rear. Log storage under terrace, further under build storage areas. Greenhouse and outside tap. Numerous seating areas to follow the sun or to offer degrees of privacy.

Location

This property is situated in the small and picturesque village of Tayvallich, just 12 miles West of Lochgilphead. The village itself has a pub/restaurant and a café/shop, as well as a village hall and local primary school. More amenities can be found in Lochgilphead including several well-regarded schools, independent restaurants, sports facilities and a large supermarket.



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