

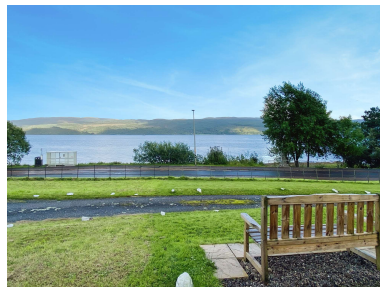


2 Bedroom Terraced House

Guide Price: £180,000

3 Lower Achagoyle, Minard, by Inveraray, Argyll, PA32 8YD

Extended traditional home boasting beautiful, elevated views over Loch Fyne, rear patio and large private garden. Ideally located between Inveraray and Lochgilphead for those looking for a taste of semi-rural life with a short commute to the nearby towns. Minard is a community spirited village popular with sailing and outdoor enthusiasts. Comprising; Lounge, modern open plan kitchen and dining area with garden access, 2 double bedrooms and a contemporary shower room. The property further benefits from a parking space to the front, a woodburning stove, energy efficient electric heating, double glazing, coal cellar, rear patio, large private rear garden with greenhouse and drying green. Highspeed broadband, 4G and digital television are available.




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Entrance Hallway 2.15m x 1.25m

Inner hallway with composite entrance door, tiled flooring, space for coat hanging and boot storage. Pendant lighting, socket points, energy efficient panel heater and carpeted staircase to the first floor.

Lounge 3.62m x 3.44m

A spacious family room with fantastic window views across Loch Fyne. Focal point woodburning stove with slate hearth and oak beam mantle above. Hardwood flooring, energy efficient panel heater, feature pendant lighting, TV point, socket points, alcove shelving and ample space for lounge furniture.

Kitchen 4.57m x 2.25m

Open plan kitchen area with natural light streaming in from the extended dining area this lovely kitchen offers plenty of base units and contrasting worktop space. Inbuilt single oven with grill and an induction hob. Ample space and plumbing for freestanding white goods. Solid oak flooring, composite grey sink with mixer tap, grey metro tile splashbacks, socket points, spotlighting and smoke/heat detector. Views and access to the rear garden through dining area French doors.

Open plan Dining area 4.61m x 2.59m

Dining area extension open plan to the kitchen. This impressive space is ideal for family entertainment and dining with French doors to the rear garden, full height windows and Velux windows above the room. Plenty of space for a large dining table and chairs. Space for a sofa to relax and enjoy the surroundings, solid oak flooring, energy efficient panel heaters, socket points and smoke detector.

Shower room 2.36m x 1.18m

Contemporary three-piece suite with large walk in shower enclosure with glazed sliding doors and electric shower. Modern WC, feature counter top bowl sink and mixer tap. Underfloor heating, opaque window to front, tiled flooring and splashbacks, vanity storage below sink, downlighting and extractor fan.

First Floor

Carpeted stairs with painted timber balustrade to first floor accommodation. Rear window on first floor half landing, feature pendant lighting and smoke detector.

Bedroom one 3.48m x 3.48m

Good size twin bedroom with superb elevated loch views, inbuilt wardrobe, carpeted flooring, energy efficient panel heater, loft hatch access, pendant lighting and socket points.

Bedroom two 3.76m x 3.47m

Good size loch facing double bedroom with wonderful views, inbuilt wardrobe, carpeted flooring, energy efficient panel heater, pendant lighting and socket points.

Outdoor space

The property benefits from a large rear and private garden mainly laid to lawn with drying green and greenhouse. A small rear patio accessed across the lane from the dining room. A handy stone built coal cellar located along the rear lane. Parking and seating area to the front with stunning loch views and further lawn areas. Across the road from the property there is a community seating area, with shore access and boat launching slipway.

Location

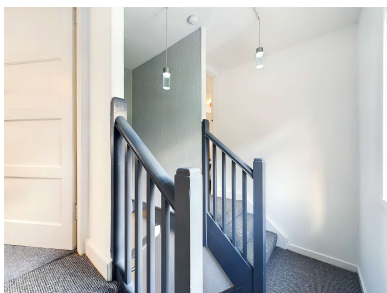
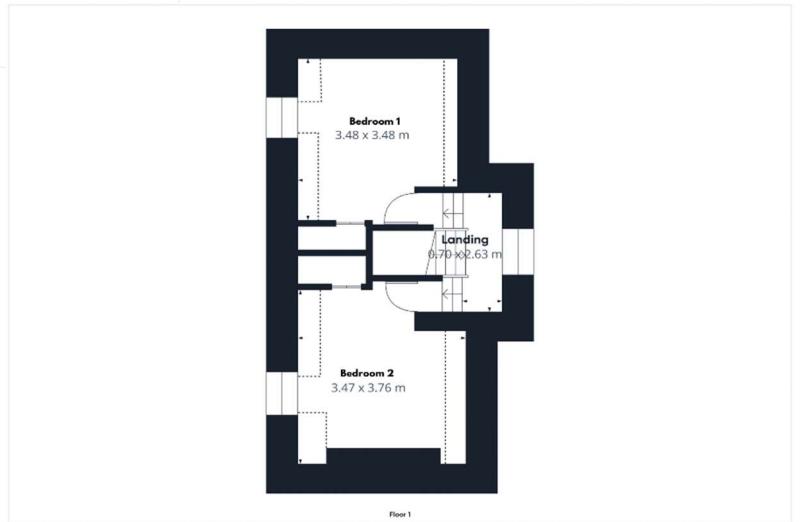
Minard is ideally located on the shores of Loch Fyne on the A83, midway between Inveraray and Lochgilphead. The village of Furnace, 3 miles north, has a local shop with café and post office, doctors surgery and community hall offering various local events throughout the year. Lochgilphead, 13 miles to the south, has a range of amenities and shops, including a supermarket, primary and secondary schools, a hospital, and a leisure centre. Inveraray, 12 miles to the north, with its famous castle and jail, offers a number of independent shops and a supermarket. Five minutes' walk from the property are the renowned Crarae National Trust gardens with café facilities. The area offers many outdoor pursuits including walking, sailing, fishing, golfing and horse riding. The Lochgair and Minard Moorings Group offer opportunities for prospective boat owners. Minard is also served by a bus service which provides easy access to both Glasgow city centre and Glasgow airport, (2 hours), and Campbeltown on the Kintyre peninsula.

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