



3 Bed Detached Bungalow

Guide Price: £265,000

Skurivaig, Tayvallich, Argyll, PA31 8PL

Seldom available property in a picturesque semi-rural location on the edge of the village. The property welcomes an abundance of local wildlife and is surrounded by farmland. A short walk along a farm track past the caravan park to the bay and amenities. The well known and sought after sailing village of Tayvallich is popular with locals and visitors alike. Village amenities include boat launching, mooring facilities, a primary school, restaurant, café and shop. A 12 mile commute to the larger town of Lochgilphead with a variety of shops, high school and hospital. Comprising; Lounge, kitchen, dining room, 3 double bedrooms (one master en-suite) and family bathroom. The property further benefits from easily maintained gardens with raised decking, bbq patio area, multi fuel stove, oil central heating, double glazing, patio doors, and private driveway with parking for several vehicles. 4G, broadband and digital television are available.




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Entrance porch 2.09m x 0.95m

UVPC entrance door with glazed inserts to porch with space for coat hanging and boot storage. Exposed brick walls, tiled flooring, pendant lighting. Interior timber door with opaque glass inserts to inner hallway with timber flooring. Spot lighting, loft hatch access, central heating radiator, socket points, space for hallway furniture.

Lounge 5.80m x 3.51m

Light and bright room with glazed patio doors providing countryside views to the front. Welcoming space with a feature alcove housing a feature living flame gas fire, carpeted flooring, loft hatch access, spot lighting, socket points, tv and phone point. Ample space for freestanding lounge furniture.

Dining room 4.93m x 3.89m

Located off the kitchen with delightful dual aspect views to front and side. Large dining room with a focal point multifuel stove, tiled hearth and surround. Central heating radiator, socket points, tv and phone point, timber flooring spot lighting and smoke detector. Ample space for dining furniture.

Kitchen 3.35m x 2.68m

Country style kitchen with field and hillside views to the side. Matching wall and base units, timber effect worktops, space and plumbing for white goods, socket points and spot lighting. Stainless steel 1 ½ sink with draining board and mixer tap and tiled splashbacks.

Bedroom One 4.53m x 2.56m

Double bedroom with rural views to the side. Carpeted flooring, feature wall and pendant lighting, central heating radiator, inbuilt wardrobe with hanging, socket points. Ample space for freestanding bedroom furniture.

Bedroom Two (master en suite) 4.61m x 2.99m

Good sized double bedroom with rural views to rear. Carpeted flooring, spot lighting, central heating radiator, alcove with freestanding wardrobe space, socket points. Ample space for freestanding bedroom furniture.

En suite 2.84m x 1.43m

Three piece suite with electric quadrant shower enclosure, WHB and WC. Opaque window to rear. Wall mounted towel and toilet roll holder, tiled splashbacks and vinyl flooring.

Bedroom Three 5.01m x 2.43m

Large double bedroom with triple window views to rear. Carpeted flooring, spot and pendant lighting, central heating radiator, socket points. Ample space for freestanding bedroom furniture.

Family bathroom 2.61m x 1.42m

Three piece suite with full size bath, electric shower over bath with glazed screen and tiled splashbacks. WHB with single taps and tiled splashbacks and WC. Vanity shelving, laminate flooring, heated towel rail, pendant lighting and extractor fan.

Outside

The property is accessed along a private farm track with gates, cattle grids and no through road. The entrance driveway has a cattle grid with pedestrian access and gate to the side. Easily maintained grounds with stone chipped driveway with space for multiple vehicles and shed if desired. Slabbed patio area ideal for outdoor seating and family bbq's and bedding area for plants. Gated entrance and slabbed pathway to side leads to rear decking with timber balustrade which is the perfect spot to enjoy the sun with field and hill views.

Location

This property is situated in the small and picturesque village of Tayvallich, just 12 miles east 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.

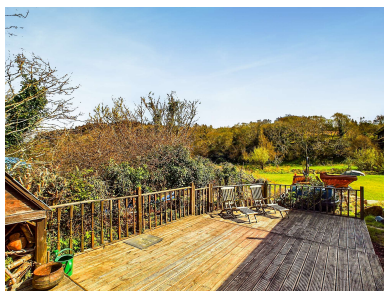
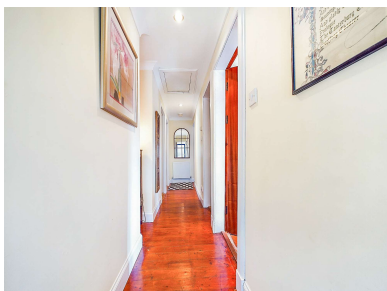
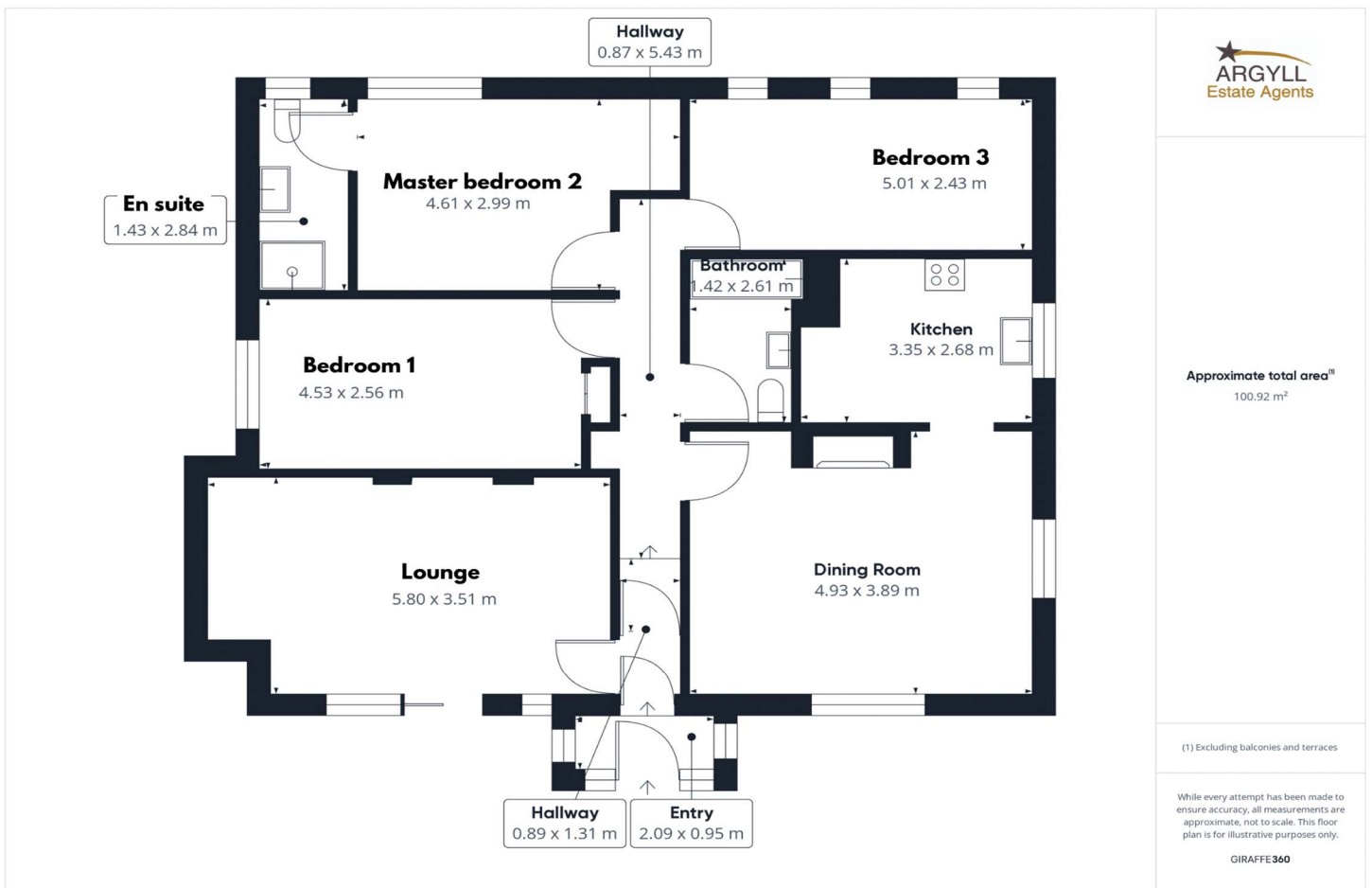
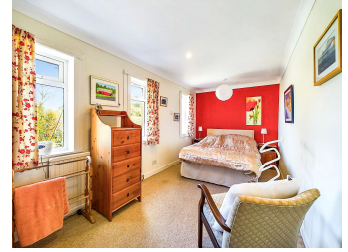
The surrounding area is a paradise for sailing enthusiasts and outdoors lovers. There are numerous walking and cycling trails within easy reach of Tayvallich, while the region is well-known for sailing, fishing, bird watching and diving. Ferries embark to Jura from Tayvallich Ferry Terminal, while the larger Kennacraig Ferry Terminal and Tarbert Ferry Terminal (both less than an hour away) offer services to Islay and Portavadie.

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