

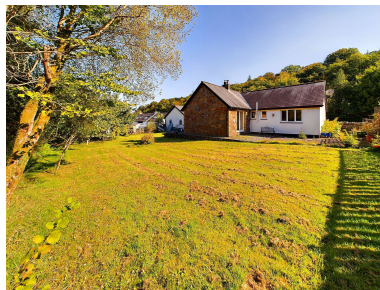


3 Bed Detached Bungalow

Guide Price: £275,000

Braeside, West Loch, Tarbert, Argyll, PA29 6YF

Welcoming and spacious family home set in a small hamlet of similar properties. West Loch is situated a short drive from the Tarbert village with a various selection of independent shops, cafes, bars, restaurants, doctors surgery, school and a bustling harbour for sea loving enthusiasts. This delightful bungalow comprises; Lounge with garden access, kitchen/diner with garden access, 3 double bedrooms (master with en-suite shower room) and family bathroom. The property further benefits from a detached double garage with private driveway parking for multiple vehicles or boat storage, ample garden grounds with stone walls and outdoor log store. Open fire, oil fired central heating system, double glazing, tilt and turn full height glazed doors, ample storage throughout and a partially floored loft. Highspeed broadband, 4G, broadband and digital television are available.




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Entrance porch/Hallway

Entrance porch with laminate flooring, central heating radiator, pendant lighting and space for outdoor clothing and footwear. Glazed door to inner hallway giving access to all rooms. Large storage cupboard (housing hot water tank), twin pendant lights, central heating radiator, laminate flooring, smoke detector and loft hatch access.

Lounge 4.98m x 3.98m

Light and bright family space with dual aspect window views and full height tilt and turn fully glazed door to side garden patio area. Focal point open fire with decorative surround and hearth. Laminate flooring, twin feature pendant lights, tv point, socket points, two central heating radiators. Ample room for freestanding furniture.

Kitchen/Diner 6.47m x 3.54m

Open plan layout with lots of natural light from dual aspect garden views including full height tilt and turn fully glazed door to front garden. Country style kitchen units with an array of storage options throughout. Contrasting red tiles and dark worktop space, inbuilt electric oven/grill and hob, composite sink with mixer tap, space and plumbing for white goods. Ample space for large dining table and chairs, large pantry cupboard, tiled flooring throughout, central heating radiator, ample socket points, feature spot and pendant lighting, smoke detector.

Master bedroom (en-suite access) 3.38m x 3.19m

Master double bedroom with en-suite shower facilities and rear garden window views. Laminate flooring, central heating radiator, storage heater, pendant lighting, socket points, tv point. Ample room for freestanding bedroom furniture.

En-suite shower room 2m x 0.9m

Three piece suite with walk in shower enclosure with electric shower and glazed bi-folding doors. Compact WHB with vanity storage below and WC. Wall mounted mirror with shelf, tiled splashbacks and flooring, wall mounted towel, opaque window, extractor fan and pendant lighting.

Bedroom Two 4.12m x 3.15m

Good sized double bedroom with garden views to front. Laminate flooring, central heating radiator, tv point, socket points and pendant lighting. Ample space for freestanding

Bedroom Three 3.28m x 2.97m

Double bedroom with home office space. Garden views to front, laminate flooring, central heating radiator, socket points and pendant lighting. Ample space for freestanding furniture.

Family bathroom 1.99m x 1.97m

Three piece suite with bath, shower mixer tap, glazed screen, WHB and WC. Tiled splashbacks, vanity shelving, wall mounted towel rail, vinyl flooring, extractor fan and central heating radiator.

Outside

Garden mainly laid to lawn with stone chipped pathways and mature trees and shrubs surrounding the plot. Feature dry stone dyke to front with slabbed pathways around the property. Driveway with space for parking numerous vehicles. Clothes drying area with whirligig and log store to rear.

Detached double garage (5.7m x 5.5m)

Block and render construction with concrete base, shelving, power and light.

Location

Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants overlooking the harbour in addition to a supermarket, banking services Dentist, Doctor, Bowling Green plus 2 Churches. Tarbert Academy offers local schooling at nursery, primary and secondary level. Nearest hospital in Lochgilphead is a 20 minutes drive. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area.

There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

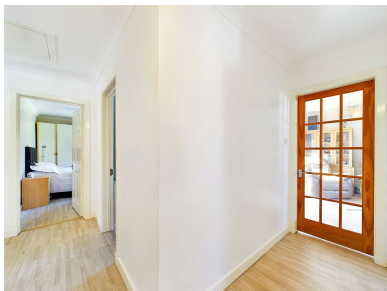
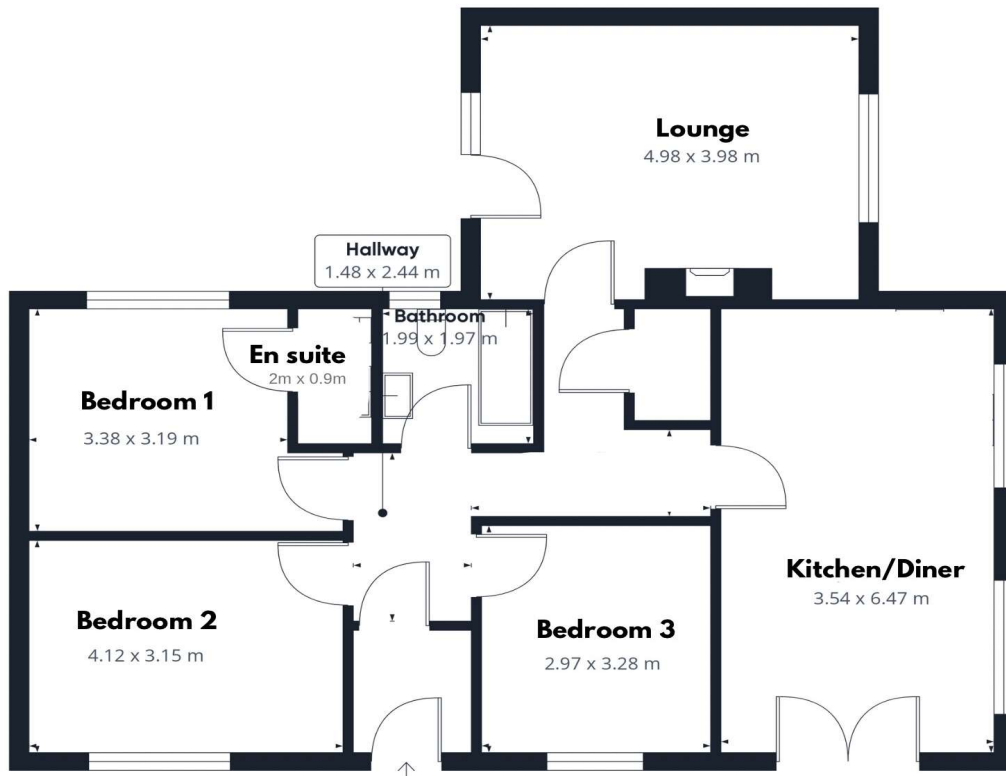
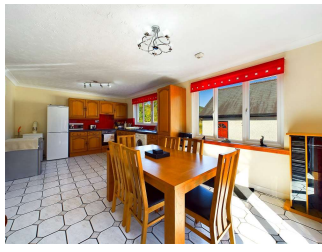
Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town. City Link runs a reliable bus service from Campbeltown to Glasgow.

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All measurements approximate and descriptions are for guidance only.



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