

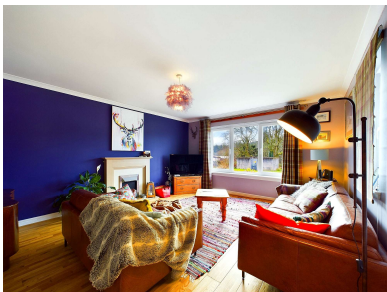


3 Bed Detached House

Offers Over: £279,950

19 Fernoch Crescent, Lochgilphead, Argyll, PA31 8AE

Rarely available modern family home in the ever-popular Fernoch area of Lochgilphead. This fantastic property is in walk in condition and boasts a stunning countryside backdrop, private driveway and integral garage/workshop with potential to add a fourth bedroom above. With a peaceful setting, the property is also conveniently close to shops and local amenities, ensuring that all your daily needs are within easy reach. Designed for modern family life and offering bright spacious accommodation over two floors. Comprising; Lounge, open plan kitchen/diner, 3 double bedrooms (1 master en-suite), family bathroom and utility room. The property further benefits from an economical air source central heating and hot water system, double glazing, front and rear gardens and private parking for several vehicles. Highspeed broadband, 5G and digital television are available. EPC rating C78 Council tax band E.




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Entrance/Hallway 2.96m x 2.90m

UPC double glazed front door entrance into the entrance hallway. Window view to front garden, oak flooring, central heating radiator, linked smoke detector and pendant lighting. Under stairs storage cupboard with plenty room for outdoor boots and jackets.

Lounge 4.68m x 4.12m

Roomy living space with window views to the front and side creating lots of natural light in this good size family room. Oak flooring, central heating radiator, TV point, pendant lighting and ample room for lounge furniture.

WC 1.93m x 0.88m

WC and WHB with vinyl flooring, heated towel rail, extractor fan and flush lighting.

Kitchen/Diner 6.85m x 4.09m

The spacious, open plan kitchen/diner is the heart of this wonderful home and is truly the standout feature. Rear window views of the gardens and beyond with fabulous views of the surrounding fields and countryside to the rear. Matching wall and base units with various storage options throughout. Contrasting dark worktops in abundance and stainless steel sink with swan neck tap. Space and plumbing for white goods, cooker hood and ample socket points. Oak flooring, strip style lighting, vertical central heating radiator in kitchen area and large radiator in dining area.

Dining space provides lots of room for dining furniture, oak flooring and pendant lighting. Double glazed French doors lead to raised decking and offer direct access to the rear garden with drying green. The deck is a wonderful outdoor spot to enjoy family bbq's and fun in the daytime sun.

Utility 1.98m x 1.92m

Matching wall and base units with contrasting worktops. Space and plumbing for white goods, strip style lighting and mosaic design vinyl flooring. Access to integral garage/workshop.

First Floor 3.27m x 1.37m

Carpeted staircase with timber banister to first floor landing and bedrooms. Side view window at half landing turn. Upper hallway has large inbuilt storage cupboards with mirrored sliding doors, loft hatch access, pendant lighting and central heating radiator.

Master bedroom one 4.08m x 3.09m

Good sized double bedroom with en suite facilities, inbuilt double mirrored wardrobe with clothes rail and shelving for handy storage. Central heating radiator, carpeted flooring, pendant lighting with ample room for bedroom furniture. Loft hatch access.

Ensuite 1.60m x 1.49m

White 3 piece suite, thermostatic shower enclosure with sliding glazed screen, WHB with vanity storage below and WC. Vinyl flooring, Velux window, heated towel rail, flush lighting and extractor fan.

Bedroom two 3.10m x 2.46m

Double bedroom with stunning elevated country views through Velux to the rear. Carpeted flooring, central heating radiator, pendant lighting and loft hatch access. Ample room for freestanding furniture, double inbuilt storage with clothes rail and shelving.

Bedroom three 3.10m x 3.05m

Double bedroom with lovely elevated countryside views to the rear. Carpeted flooring, central heating radiator, pendant lighting, single inbuilt wardrobe and ample space for freestanding furniture.

Family bathroom 2.00m x 1.92m

Modern 3 piece suite with electric shower over the bath, WHB with vanity storage below and WC. Tiling to walls, heated towel rail, vinyl flooring, flush lighting, extractor fan and opaque window to side.

Integral Garage/Workshop 5.36m x 3.15m

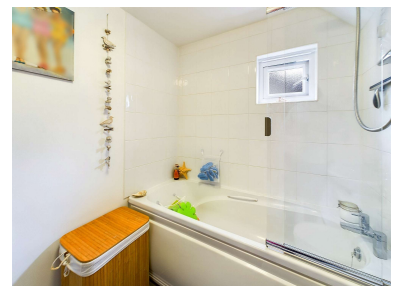
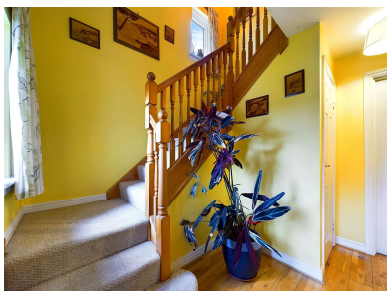
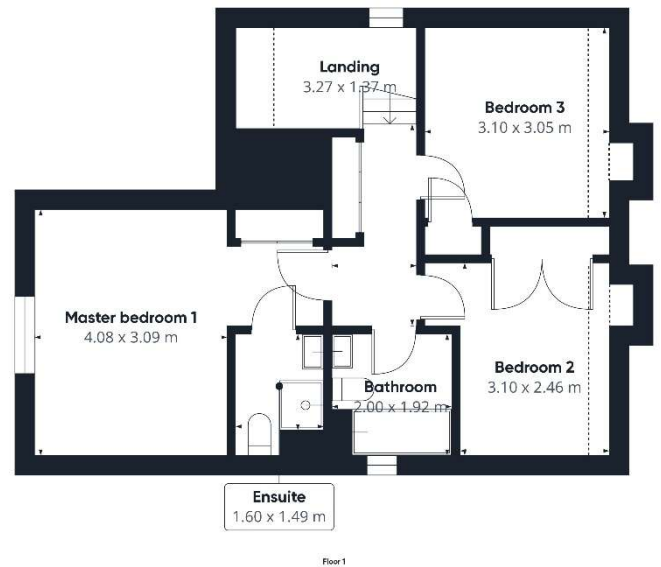
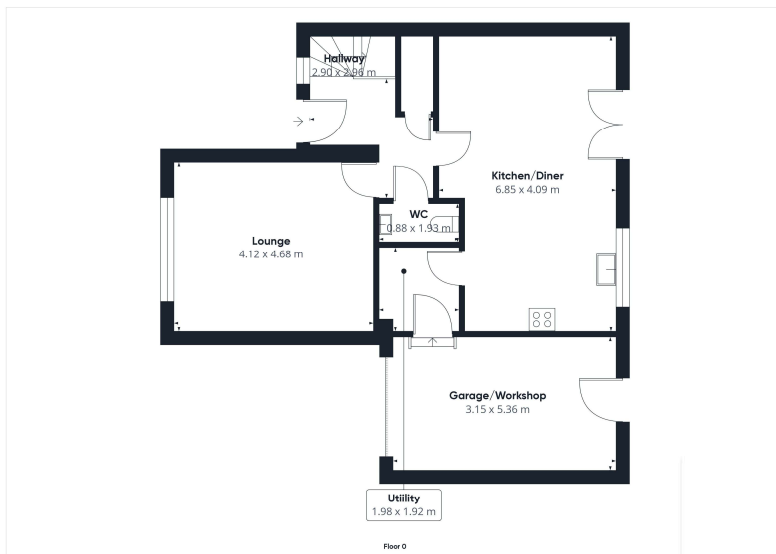
Superb single garage of block and render construction with concrete base, up and over door to front and pedestrian door to rear. Loft storage area hatch access, strip style lighting and socket points. Integral access to utility room leading to kitchen.

Outdoor space

Good size driveway to garage allowing parking for two vehicles. The front garden is mainly laid to lawn with timber fencing to each side of the plot. Access to the rear garden can be made via path to the side with refuse storage area shielded by fencing and gate. The rear garden enjoys morning and afternoon sun with fabulous views of the surrounding countryside and is mainly laid to lawn over two levels with sloped bedding space with steps. There are annual flowering heather bushes and shrubs. This garden is ideal for family play, BBQs or relaxation and is easily maintained. Raised decking with uplighting for entertaining, handy outside tap and rotary clothes dryer.

Location

Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Grey Gull, Rumbly Tum and nearby Kilmartin Hotel. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfert and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.



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