



## 4 Bed Detached Bungalow

Guide Price: £300,000

1 Fernoch Park, Lochgilphead, Argyll, PA31 8TG

Welcoming extended family home with elevated views towards Loch Fyne to the front and peaceful rural scenes to the rear. Ideally situated in the popular Fernoch area of Lochgilphead just a short walk to Lochgilphead's town centre and local amenities. This rarely available property boasts extensive private parking areas, attached garage/workshop and wrap around gardens. Comprising; Lounge with patio access, spacious kitchen/diner, dining room with garden access to the rear, 4 double bedrooms, home office, family bathroom and utility room. The property further benefits from a wood burning stove, solar PV panels that divert to hot water supply when required, LPG central heating, raised decking, log store, garden shed, double glazing and ample storage space throughout including loft space. High speed broadband, 4G and digital television are available. EPC rating E53 – Council tax band F.



  
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#### Entrance Porch/Hallway 1.19m x 0.96m/5.89m x 1.01m

Entrance door to porch with solid oak flooring into spacious hallway leading to all rooms. Lost hatch access, inbuilt storage cupboard ideal for household linen (houses hot water tank), socket points, space for hallway furniture and pendant lighting.

#### Lounge 6.61m x 3.57m

Inviting family room with picture window views towards Loch Gilp and the countryside beyond. Glazed patio doors giving access to the front raised patio and seating area. Central heating radiator, feature pendant lighting, solid oak flooring, tv point and socket points. The focal point in the room is a good sized wood burning stove with stone hearth. Ample space for freestanding lounge furniture with access and glazed insert door leading to the light and bright dining room.

#### Dining room 3.23m x 3.05m

Lovely room with rural rear views and access through double glazed French doors to the gardens. Plenty of space for a large table and chairs and additional dining furniture. Laminate flooring, central heating radiator, feature pendant lighting and socket points.

#### Kitchen/Diner 5.30m x 3.48m

Natural light streams into this family space with generous layout. Dining area has ample space for furniture, wall mounted tv point and spotlighting. Vinyl flooring throughout, central heating radiator and opaque double glazed door to rear raised decking area and garden. The rural views are wonderful with occasional sheep grazing in the hillside beyond the property's rear gardens. Kitchen has matching wall and base units and plentiful contrasting worktops. Various storage options throughout including glazed display cabinet. Stainless steel sink with chef's variable flow mixer tap, inbuilt mid level oven and grill, 5 zone gas hob and extractor hood above. Spotlighting, USB socket points and space and plumbing for white goods.

#### Utility 2.31m x 1.32m

Accessed from the hallway with worktop space, shelving and ample room for outdoor clothing footwear. Houses the LPG boiler. Plumbing in place should the new owner wish to convert this space to a shower room like other properties in the area.

#### Bedroom One 3.20m x 3.01m

Good size double bedroom with window view to the front garden, loch and hills beyond. Laminate flooring, pendant lighting, socket points, central heating radiator. Inbuilt wardrobe with mirrored sliding doors. Ample room for freestanding bedroom furniture.

#### Bedroom Two 2.98m x 2.30m

Double bedroom with window views to the front. Carpeted flooring, central heating radiator, socket points and space for bedroom furniture.

#### Study/home office 2.74m x 2.53m (or additional bedroom)

Potential 5th bedroom if required. Currently used as an ideal space to work from home or enjoy hobby crafts on ground level with rural window views to the rear. Laminate flooring, pendant lighting, socket points and central heating radiator. Inbuilt cupboard and space for freestanding furniture.

#### Family bathroom 2.52m x 2.50m

Modern white four-piece suite. Full size jacuzzi bath, good size thermostatic shower enclosure with sliding glazed screen, WHB and WC. Contemporary taps, mosaic tiled splashbacks at WHB, vinyl flooring, opaque window to rear, wall mounted vanity storage with lighted mirror, shaver point, heated towel rail, wall mounted towel holder, pendant lighting and extractor fan.

#### Second level landing 1.39m x 0.89m

Carpeted stairs to bedrooms above the garage extension.

#### Bedroom Three 2.85m x 2.91m

Double bedroom with elevated window view to the front garden, loch and hills beyond. Carpeted flooring, pendant lighting, socket points, central heating radiator. Inbuilt wardrobe and ample room for freestanding bedroom furniture.

#### Bedroom Four 2.87m x 2.84m

Double bedroom with elevated rural window views to the rear. Carpeted flooring, pendant lighting, socket points, central heating radiator. Inbuilt wardrobe and ample room for freestanding bedroom furniture.

#### Garage/Workshop 6.68m x 2.78m

Large attached garage/workshop with lots of space for outdoor/garden equipment and vehicle/boat storage. Work benches, hooks and storage space. Timber double doors to front, pedestrian door to side and windows at the rear. Power and light, brick built walls with a concrete base.

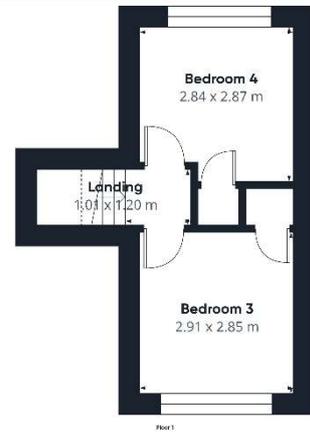
#### Outdoor space

The property is set on a preferred elevated position with no properties overlooking from behind. Well maintained private garden grounds to the front and rear. To the front a parking area at the roadside and driveway to the property and garage allows parking for several vehicles. The driveway includes integrated uplighting. A sloping lawn welcomes you with various established flowering perennials such as Azaleas. Monobloc pathways with gates to either side of the property give rear access. Raised seating area laid to decorative slabs with lounge access to the front. Composite rear decking patio area with space for outdoor seating is the ideal spot for family BBQs and relaxation while the remaining garden is mainly laid to lawn with drying green. Outside tap, log store, garden shed, LPG tank and refuse storage space located in the rear garden. Stock fencing, trees and surrounding farmland views gives the rear garden a relaxing rural vibe with partial loch views from the top.

#### 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 Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumblin' Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern 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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