

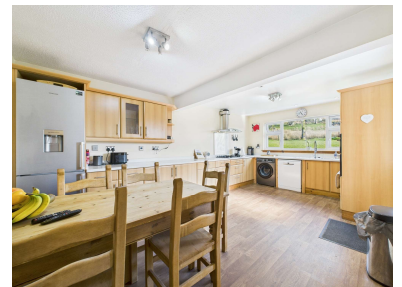


4 Bed Detached Bungalow

Offers Over: £279,000

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.




ARGYLL
Estate Agents

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.

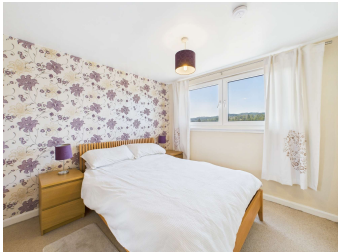
Outdoor space

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 Rumbly Tump 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, Ardfarn 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.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.