



3 Bed Detached Bungalow

Guide Price: £285,000

15 Fernoch Crescent, Lochgilphead, Argyll, PA31 8AE

Well presented family bungalow with an integral garage, conservatory and a rural outlook to the rear. Ideally situated in the popular Fernoch area of Lochgilphead that is just a short walk to the town's local amenities. This delightful modern property built circa 2005 comprises of a good size family lounge, open plan kitchen/diner, conservatory, 3 double bedrooms, en suite shower room, family bathroom and utility room. The property further benefits from a private monobloc driveway, off peak electric heating, linked smoke detectors throughout, loft space, patio area, established front and enclosed rear gardens with whirligig. High speed broadband, 4G and digital television are available. EPC rating D67 - Council Tax Band E.




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Entrance

UVPC entrance door with glazed inserts to laminate floored entry porch, storage cupboard with rail and space for outdoor clothing or footwear. Off peak electric storage heater and pendant lighting.

Hallway

Welcoming hallway leading to all rooms with carpeted flooring throughout. Ample room for freestanding hallway furniture, dual pendant lighting, energy efficient Rointe electric heater, walk in storage cupboard (houses hot water tank) with shelving, socket points and loft hatch access.

Lounge 4.98m x 3.98m

Inviting family room with dual aspect front garden views. Focal point electric fire suite with marble effect surround, feature pendant lighting, carpeted flooring, tv point, socket points, energy efficient Rointe electric heater, socket points and ample space for freestanding lounge furniture.

Open plan Kitchen/Diner 5.71m x 3.77m

Natural light streams into this large open plan space with a generous layout. Dining area has ample space for family dining with glazed French door access to the conservatory. Laminate flooring, Rointe electric heater, tv point, socket points and spotlighting. Modern kitchen with ivory shaker style wall and base units, plentiful contrasting oak effect worktops and delightful window views to rear garden. Various storage options throughout, wet wall splashbacks, stainless steel sink with swan neck mixer tap, 4 zone halogen hob with extractor hood above, Zanussi mid-level oven and grill. Space and plumbing for white goods. Access to utility and integral garage/workshop beyond.

Utility room 2.45m x 1.55m

UVPC exterior door with window to the side of the property and drying area. Matching wall and base units and worktop, laminate flooring, off peak electric storage heater, socket points, space and plumbing for white goods. Access to kitchen and integral garage/workshop.

Conservatory 3.64m x 2.63m

Light and bright spacious conservatory with views to countryside, rear gardens and patio areas. Garden and kitchen access with double glazing, tile effect vinyl flooring, feature wall lighting, socket points and plenty of space for furniture.

Bedroom One 4.58m x 3.59m

Good size double bedroom with en suite facilities and window view to the rear gardens. Carpeted flooring, pendant lighting, socket points, electric panel heater and wall mounted tv point. Ample room for freestanding bedroom furniture.

En suite 2.12m x 1.52m

White three-piece suite with thermostatic shower enclosure, bi-folding glazed screen, WHB and WC. Tiled splashbacks, laminate flooring, opaque window to side, wall mounted Dimplex heater, wall mounted vanity shelves, heated towel rail, pendant lighting, extractor fan, toothbrush and towel holder.

Bedroom Two 3.09m x 2.87m

Double bedroom with window views to the rear garden, twin inbuilt wardrobes with clothes rail and shelving. Carpeted flooring, pendant lighting, socket points and electric panel heater. Ample room for freestanding bedroom furniture.

Bedroom Three 3.31m x 2.68m

Double bedroom with window views to the front garden, twin inbuilt wardrobes with clothes rail and shelving. Carpeted flooring, pendant lighting, socket points and electric panel heater. Ample room for freestanding bedroom furniture.

Family bathroom 2.67m x 1.61m

White three-piece suite with Mira electric shower and glazed screen over the bath, WHB and WC. Tiled splashbacks, laminate flooring, opaque window to side, wall mounted vanity shelves, wall mounted Dimplex heater, heated towel rail, pendant lighting and extractor fan.

Integral Garage/Workshop 5.66m x 3.27m

Large garage/workshop with concrete base, GaraMatic powered door, power and light. Access to the property through the utility room.

Outdoor space

The property is set on a preferred level access position to the front with tiered garden to the rear with established plants in abundance. To the front there are various borders and bedding area boasting established bushes, shrubs and annual flowering perennials such as Azaleas and Mombretia. Monobloc driveway allows parking for two vehicles and access to the garage. Slabbed pathways around the property with hand rails to the side entrance. Generous rear slabbed patio area with space for outdoor seating makes ideal spot for family BBQs and relaxation while the remaining garden is tiered with slabbed whirllig area. Stock fencing, trees and surrounding farmland at the top gives this garden a relaxing rural vibe.

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.

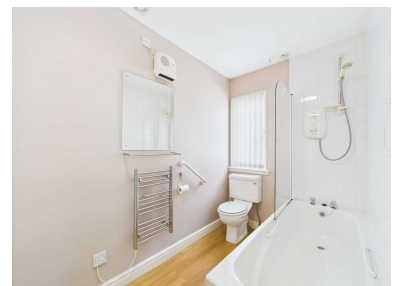
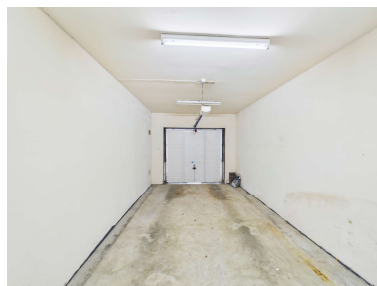
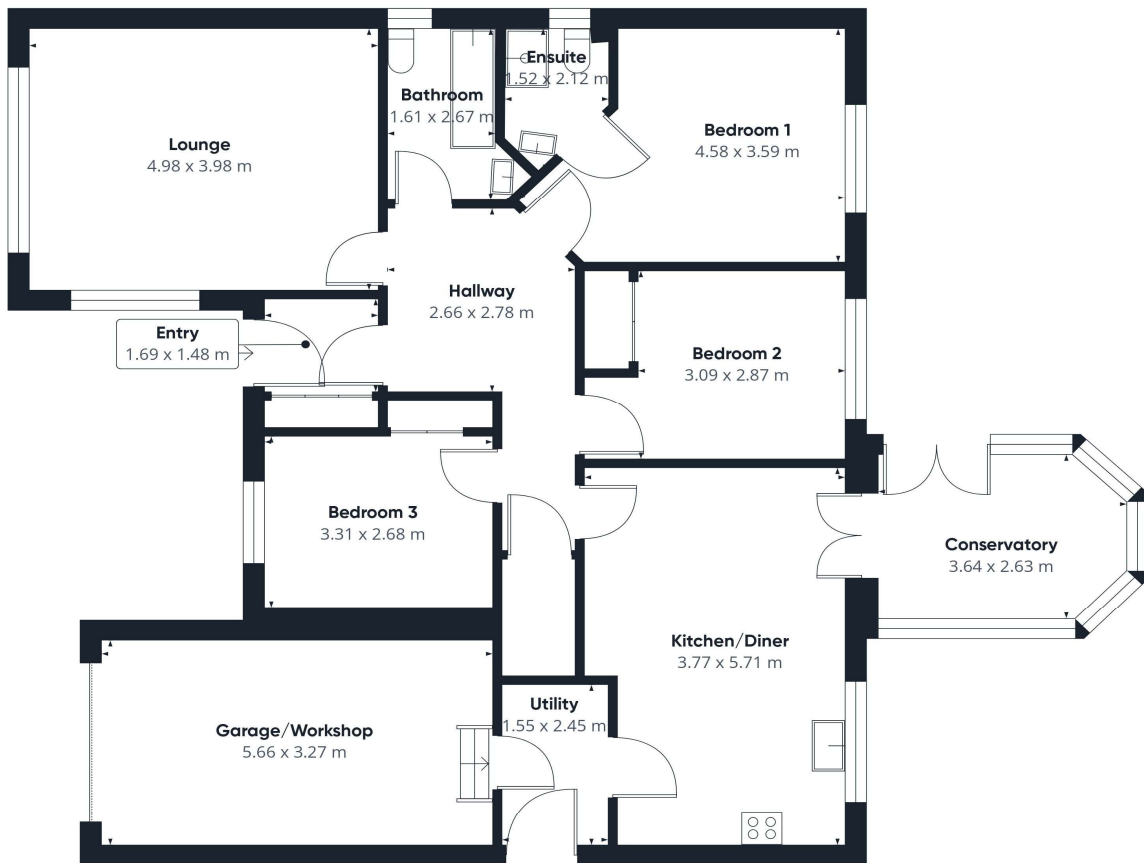
Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

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