



3 Bed Semi Detached

Guide Price: £200,000

2 Quarry Park, Furnace, Argyll, PA32 8XW

Extended family home with wonderful loch views and extensive lawned area leading directly to the shores of Loch Fyne. Located on the edge of Furnace village within walking distance of the primary school and amenities. Comprising; Lounge/diner, kitchen, 3 bedrooms, GF family bathroom, FF shower room and utility. The property further benefits from recently installed air source central heating and hot water system, multifuel stove, a detached garage, timber store, recently installed grey double glazing and doors, loch facing conservatory, monobloc driveway, loft space and ample storage throughout. High speed broadband, 4G and digital television are available. EPC rating E50 - Council Tax Band C.




ARGYLL
 Estate Agents

Entrance Hallway

Welcoming front entrance hall with storage under the stairs, carpeted flooring, central heating radiator, telephone point, feature pendant lighting, exterior door and window to the front garden patio and access.

Lounge/Diner 6.02m x 3.95m

Delightful open plan family space with lots of natural light from dual aspect windows to the front and conservatory glazed doors to the rear. Stunning loch views from the dining area, carpeted flooring, TV point, 2 central heating radiators, recently installed multifuel stove with limestone surround, feature pendant lighting, ample space for lounge and dining furniture.

Conservatory 3.59m x 1.96m

Glazed patio doors from lounge/diner to carpeted sunroom. Triple aspect views to rear gardens and loch beyond. Socket point, space for furniture, spotlighting and decorative wood panelling to ceiling.

Kitchen 4.60m x 2.79m

Attractive kitchen with loch and rear garden views. Access to utility and side entrance. Matching wall and base units finished in dark blue with various storage options, rose gold contemporary handles. Large ceramic sink with drainage board and modern mixer tap, tiled splashbacks, marble effect worktops, space for American style fridge/freezer and dishwasher. Space for a range cooker with extractor hood above,

Utility 1.99m x 1.35m

Side entrance door to utility area and adjacent kitchen. Storage cabinet, worktop and space and plumbing for white goods. Window to rear, feature pendant lighting, laminate flooring, central heating radiator.

Bedroom three 2.80m x 2.42m

Small double bedroom on the ground floor, carpeted flooring, views to the front, central heating radiator, socket points and pendant lighting. Located beside the family bathroom for comfortable ground living if required.

Bathroom 3.03m x 1.61m

Three piece suite with thermostatic shower and screen over the bath, WHB with vanity storage beneath and WC. Modern wall tiling, central heating radiator, vinyl flooring, opaque window to the side, wall mounted towel rail, extractor fan and pendant lighting.

First floor

Timber staircase with opaque glazed insert and wooden handrail leading to the upper landing. Carpeted with two Velux windows to the rear. Walk in eaves storage room (2.99m x 1.22m) with shelving also housing the hot water tank and heating controls at the far end. Two eaves' cupboards, loft hatch access and display shelving alcoves.

Bedroom One 4.20m x 3.45m

Large double bedroom with inbuilt wardrobes, dormer window views to the front, decorative wallpaper to feature wall, carpeted flooring, pendant lighting, central heating radiator, socket points, tv point and ample space for bedroom furniture.

Bedroom Two 3.62m x 3.29m

Good size double bedroom with dormer window views to the front, inbuilt wardrobes, storage cupboard, carpeted flooring, central heating radiator, pendant lighting, socket points and ample space for freestanding bedroom furniture.

Shower room 2.41m x 1.63m

A very useful addition to the property with an easy access Mira electric shower enclosure, non-slip flooring, WC and WHB. Wet wall panels, pendant lighting, Velux window to the rear, central heating radiator, extractor fan, vanity shelf and mirror.

Garage/Workshop 4m x 4m

Detached garage with up and over/ vehicle door and pedestrian door to the side. Concrete base, power and light, windows to both sides, space for workbenches and garden or outdoor activity equipment. Additional timber store to the side.

Outdoor space

The property benefits from an extensive lawn area that leads down to the shores of Loch Fyne. No planning will be granted for an additional dwelling on this ground as agreed at point of purchase. It is for recreational use only. There is a double garage with private parking to the rear, drying green, loch facing patio and bbq area, slabbed paths, raised beds, mature borders and well stock garden with annual flowering perennials such as Hydrangea, Rhododendrons, Montbretia, Azaelia and Raspberries. Fenced enclosures and recent timber gates. Rural walks and cycle paths on your doorstep.

Location

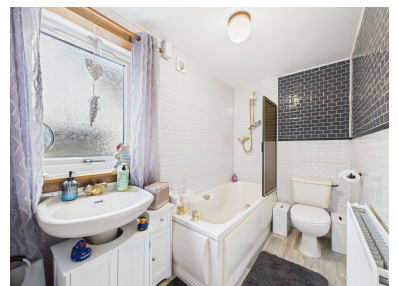
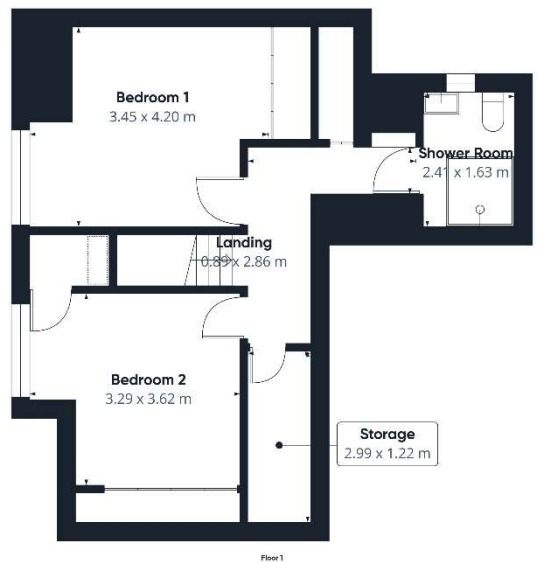
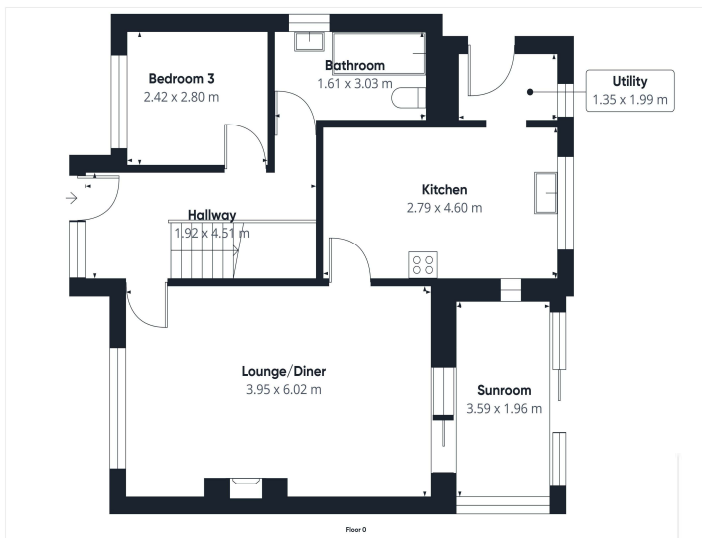
Furnace is well located between the 2 main towns of Inveraray and Lochgilphead. There is a local shop with post office, village hall with community run bar/cafe which hosts several events throughout the year and the village offers good bus links to Glasgow. 8 miles away is the much sought after town of Inveraray, home of the Duke of Argyll, is situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The town of Inveraray has the benefit of a primary school, Doctor's surgery, 9 hole golf course, a variety of independent shops, a medium size Co-operative supermarket, convenience store, and a leisure club with swimming pool and spa. Inveraray has many places to eat and drink including Brambles Bistro and the renowned seafood restaurant, Samphire.

Thinking of selling your property?

Call now to find out more about the best deal in your area.

Lochgilphead 01546 607045 or Oban 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



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.