

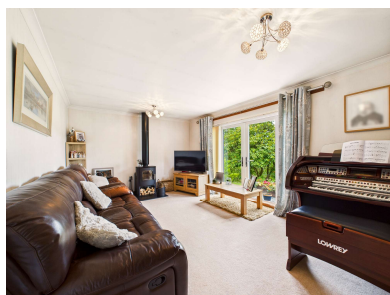


3 Bed Detached Bungalow

Guide Price: £290,000

Grianan, Minard, By Inveraray, Argyll, PA32 8YN

Rarely available family home set in a generous plot with well stocked gardens and partial views of Loch Fyne. This well maintained property is a gardeners paradise with designated planters and beds, multiple stores, workshops and summerhouse. Private driveway providing space for numerous vehicles and boat storage space. The local residents boat launching slipway and access to the shores of Loch Fyne are nearby. Minard is a popular community spirited village attracting families, retirees, sailing and outdoor enthusiasts. Conveniently located between Inveraray and Lochgilphead for those looking for a taste of semi-rural life with a short commute to the nearby towns. Comprising; Lounge with garden patio access, kitchen/diner, three bedrooms, recently installed family bathroom and a shower room. The property further benefits from a wood burning stove, air source central heating and hot water system, double glazing, ample inbuilt storage including loft space, oak interior doors and linked smoke detectors. Highspeed broadband, 4G and digital television are available. EPC rating D64 - Council Tax band E.




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Entrance

Entry door with decorative opaque glazing to carpeted porch. Inbuilt shelving, laminate wall cladding and pendant lighting. Hallway with solid oak doors, ample space for hallway furniture, pendant lighting, loft hatch access and socket points. There are two inbuilt cupboards (one housing hot water cylinder) and two central heating radiators.

Lounge 5.46m x 3.54m

Lovely family room with fantastic views across the garden and towards Loch Fyne. Glazed French doors to a delightful patio with floral planters in abundance. Wood burning stove with exposed flu is the focal point in the room. Carpeted flooring, vertical and horizontal central heating radiators, dual feature pendant lights, TV point, socket points and ample space for lounge furniture.

Kitchen/Diner 5.46m x 3.61m

Open plan room with dual window views to the rear gardens. Country style wall and base units and plentiful contrasting worktops. Cabinets offer various storage options throughout including glazed display units. Space and plumbing for white goods, integrated electric oven/grill, 4 zone hob and extractor hood above. Stainless steel sink with chef style mixer tap, vertical central heating radiator, tiled splashbacks, spotlighting, strip lighting, ample socket points. TV point and laminate flooring. Carpeted dining area with plenty space for family dining and dresser. Entry door with decorative glazing to the side of the property.

Bedroom one 3.91m x 2.75m

Good sized double bedroom with front garden window views and plenty of space for freestanding furniture. Triple inbuilt wardrobes with central mirrored door, carpeted flooring, pendant lighting, socket points, wall mounted TV point and central heating radiator.

Bedroom Two 3.81m x 2.90m

Good sized double bedroom with rear garden window views and plenty of space for freestanding furniture. Carpeted flooring, triple inbuilt wardrobes with central mirrored door, wall mounted TV point, pendant lighting, socket points and central heating radiator.

Bedroom Three 2.62m x 2.44m

Small double bedroom with rear garden window views and space for freestanding furniture, carpeted flooring, pendant lighting, phone point, socket points and central heating radiator. Currently used as a home office and storage space.

Bathroom 2.69m x 2.19m

Recently installed, modern four-piece suite with full sized bath, electric shower with quadrant enclosure, WHB and WC. Wall mounted vanity storage cabinet, vinyl flooring, wet wall panels, opaque window, PVC ceiling panelling, heated towel rail, extractor fan and spotlighting.

Shower Room 2.39m x 1.33m

Modern three-piece suite with walk in thermostatic shower with fixed screen, WHB and WC. Tile effect vinyl flooring, wet wall panels, opaque window, heated towel rail, extractor fan and spotlighting.

Outdoor space

The generous garden grounds offer horticulturists the perfect space to enjoy their gardening activities. Well maintained lawn wraps around the property with various patio seating and vantage points to enjoy the peaceful surrounding. Slabbed pathways and stone chipped borders filled with a wonderful array of established trees, shrubs and flowering perennials such as Hosta's, Azaleas, Rhododendrons to name a few. Private driveway with ample room for 2 vehicles and a further large area to the side for additional vehicle storage. There are three attached garage/workshops, individual stores around the garden, and the detached Summer House with raised decking. The lawn gently slopes to the front with pathway and steps leading to the wonderful veg growing area with hand crafted raised beds, polytunnel, compost station and shed storage. There are two outside taps, coal bunker, refuse storage space and two further timber sheds to the side of the property offering log storage and tool storage. The local residents boat launching slipway is nearby and can be accessed on foot or vehicle.

Summer House 3.77m x 3.76m

Wonderful detached summer house with power and light, triple aspect windows and glazed doors to the front. Space for indoor and outdoor furniture and socket points. Raised decking to the front with steps guiding you into the superb gardens.

Garages/Workshops

Garage 7.18m x 3.15m / Workshop 7.45m x 3.05m/ Stores

There are two large attached garage/workshops at the rear. These are fully functional with work benches, shelving, hooks, brackets and lots of space for vehicle, tools and outdoor/boating equipment. Both have power and light, concrete base and windows to the rear. Two further stores at the side provide further workshop space and have power, light, concrete base and windows.

Location

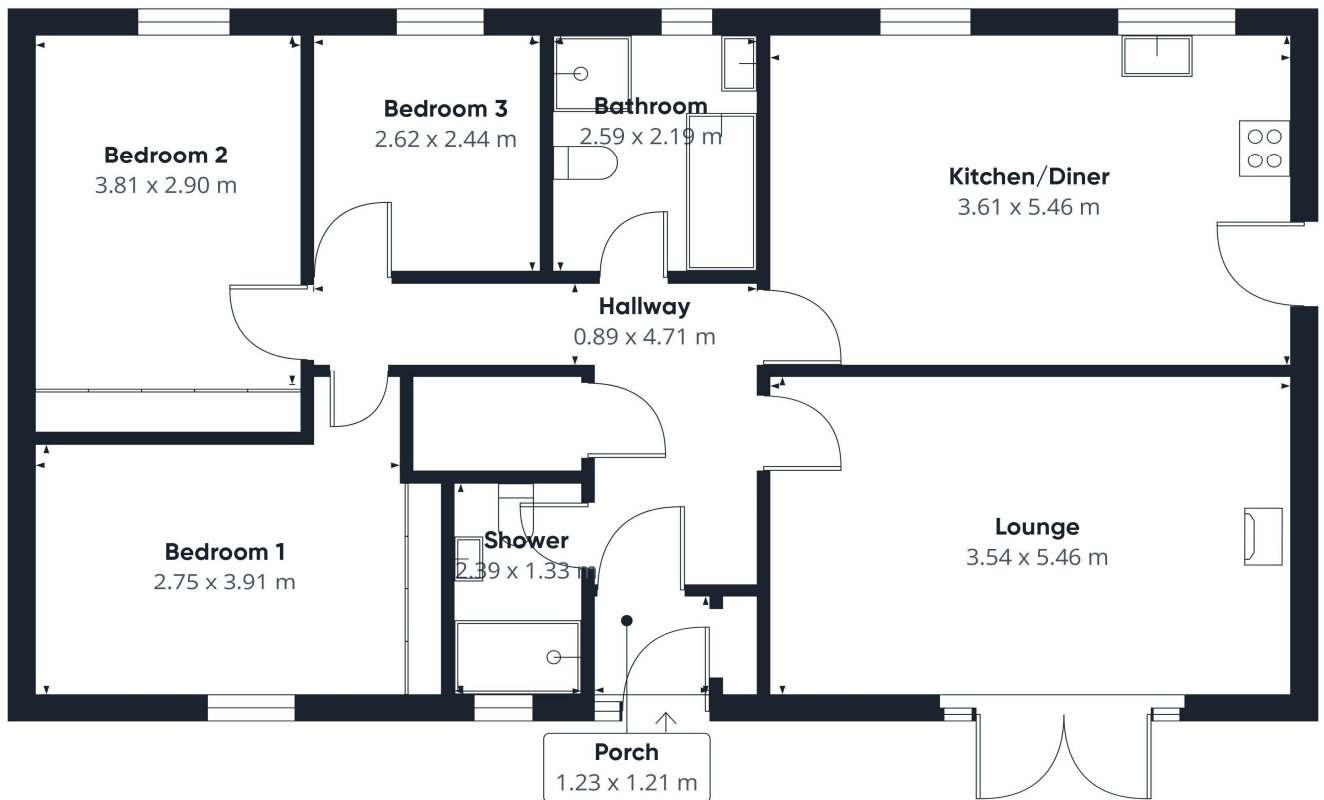
Minard is ideally located on the shores of Loch Fyne on the A83, midway between Inveraray and Lochgilphead. The village of Furnace, 3½ miles north, has a local shop and post office, primary school and health centre. Lochgilphead, 13 miles to the south, has a range of amenities and shops, including a supermarket, primary and secondary schools, a hospital, and a leisure centre. Inveraray, 12 miles to the north, with its famous castle and jail, offers a number of independent shops and a supermarket. Five minutes' walk from the property are the renowned Crarae National Trust gardens. The area offers many outdoor pursuits including walking, sailing, fishing, golfing and horse riding. The Lochgair and Minard Moorings Group offer opportunities for prospective boat owners. Minard is also served by a bus service which provides easy access to both Glasgow city centre and Glasgow airport, (2 hours), and Campbeltown on the Kintyre peninsula.

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