



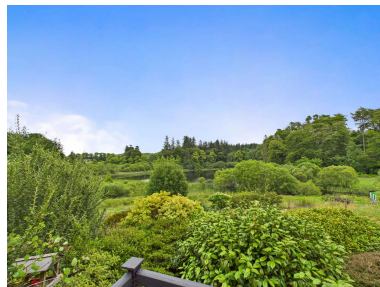
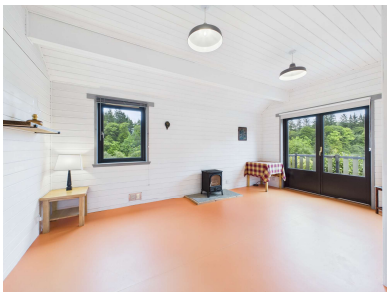
2 Bed Detached Bungalow

Guide Price: £250,000

Pine Lodge, Ford, By Lochgilphead, Argyll, PA31 8RH

Set in a secluded and idyllic location with loch views and no passing neighbours or traffic. Magical uninterrupted views of Loch a' Choire which joins Loch Awe to the front of the property with a peaceful rural backdrop. Nearby loch access and an array of countryside walks and fishing trips on your doorstep with native wildlife visiting the grounds regularly. This property is the ideal getaway for those who wish to escape to the scenic Argyll countryside. The tranquil village of Ford, provides the best of both worlds with a 20 minute commute to Lochgilphead and 45 minutes commute to Oban with rail and ferry connections, high street names and main amenities. Comprising; Lounge with patio doors, kitchen/diner, 2 double bedrooms and shower room. The property further benefits from good sized garden grounds, insulated summer house, raised decking, potting shed, timber store with power and light, double glazing, living flame gas fire, off peak electric heating, and private driveway parking for several vehicles or boat storage. Highspeed broadband, 4G and digital television are available.

EPC rating D56 - Council Tax band C.




ARGYLL
 Estate Agents

Entrance

The property has a side entrance accessed by either ramp or steps to a covered porch that leads into the kitchen/diner.

Kitchen /Diner 5.94m x 2.29m

Open plan kitchen/diner with vaulted ceiling and whitewashed timber panelling. Matching white wall and base units, stone effect worktops, integrated 4 zone halogen hob, single oven, extractor hood, stone effect backboard/splashback, stainless steel sink with swan neck mixer tap, vinyl flooring, wall extractor fan, double pendant lights, Dimplex heater, space and plumbing for white goods. A fridge, dish washer and washing machine are included. Dual aspect windows stream lots of natural light into the room with stunning views to the loch at the front and the surrounding countryside. Ample space for dining furniture, loch views from the dining area and French doors to the lounge.

Lounge 5.20m x 3.02m

Dual aspect room with stunning loch views to the front and rural views to the side. Glazed doors open to the raised, loch facing deck. Vaulted ceiling, vinyl flooring, double pendant lights, smoke alarm, Dimplex heater, living flame LPG stove on slate hearth and ample space for freestanding lounge furniture.

Hallway 2.76m x 1.06m

Moroccan style vinyl flooring, a large storage cupboard that accommodates the hot water cylinder with ample additional storage space, loft hatch access, coat hooks, alarm and pendant lighting.

Bedroom One 3.86m x 3.03m

Good sized double bedroom, inbuilt mirrored wardrobes, carpeted flooring, pendant lighting, Dimplex heater, side window views to the countryside and space for additional freestanding furniture.

Bedroom Two 3.01m x 2.61m

Double bedroom with carpeted flooring, pendant lighting, wall cladding, Dimplex electric heater and window view to the surrounding countryside. Ample room for freestanding bedroom furniture.

Shower Room 2.75m x 1.88m

Easy access shower enclosure with Mira electric shower, WHB and WC. Vinyl flooring, wall cladding, extractor fan, heated towel rail, opaque window to front and room for freestanding vanity units.

Summer House 3.73m x 2.92m/ Adjoining shed 3.0m x 1.0m

Timber summer house with patio doors and side window, fully insulated and laminate flooring. An ideal space for a bit of peace and quiet or as a hobby room. Adjoining shed for further storage.

Outside

The property is accessed from the main road via a short access track leading to a gated driveway for added privacy and parking available for multiple vehicles. Covered car port with rear shed. Patio seating area, potting shed with power and light, timber stores with power and light. The garden is well stocked with a variety of natural plants and shrubs, raised loch facing decks and a drying green. The surrounding area makes an ideal base for fishing, rural walking, and cycles with many different lochs and routes nearby allowing you to explore and enjoy the natural beauty of the area.

Location

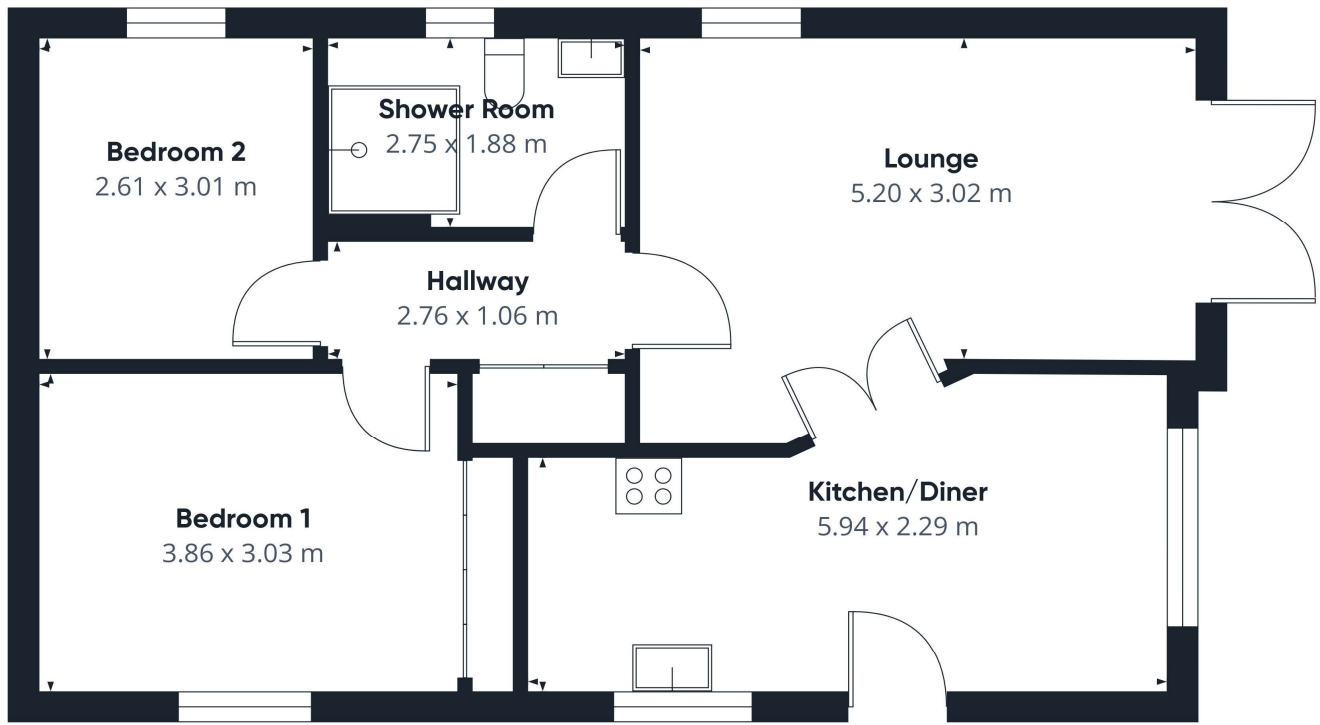
The nearby village originated as a stopping point on the drovers' route to the market at Inveraray. Several standing stones and crannog in the glen. The slightly bigger village of Kilmartin is about a 5-minute drive away which has well respected hotel offering food and drink, primary school, village hall, church, museum and cafe. Lochgilphead is 10 miles south with mainstream amenities high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more. A bus between Lochgilphead and Ford passes the property three days a week.

Thinking of selling?

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

Lochgilphead area 01546 607045 or Oban area 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.