



## 3 Bed Detached Bungalow

Guide Price: £285,000

Whinmoore, West Bank Road, Ardrishaig, Argyll, PA30 8HJ

Picturesque and well presented family home with one level living layout. Ideally located on the banks of the iconic Crinan Canal with recently installed air source central heating and hot water system. Set in a peaceful spot at the end of the row with the stunning canal views and 9 miles of towpath on your doorstep to enjoy for rural walks and leisurely cycles. This property is close to local primary school and the various amenities Ardrishaig has to offer. Comprising; Lounge, open plan kitchen/diner with patio doors to raised outdoor seating area, 3 bedrooms, family bathroom, conservatory and utility room. The property further benefits from double glazing, good size established gardens with drying green, detached garage, timber shed, tarred driveway with private parking for several vehicles and boat storage space. The property offers ample inbuilt storage with additional loft space and linked smoke detectors. Broadband, 4G and digital TV are available.

Council Tax band E - EPC rating C.



  
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Porch 1.64m x 1.17m / Hallway 7.31m x 2.57m

Front porch with carpeted flooring, central heating radiator, pendant lighting with ample room for outdoor jackets and boots. Glazed internal door to spacious carpeted hallway, dual pendant lighting, central heating radiator, large storage cupboard and loft hatch access with ladder to partially floored loft. Phone point and socket points.

Lounge 4.73m x 4.25m

Welcoming and inviting family room with a large picture window streaming lots of natural light into the room and offering fabulous views of the Crinan canal. Carpeted flooring, pendant lighting, TV point, two central heating radiators, ample room for freestanding lounge furniture and socket points.

Kitchen/Diner 5.64m x 2.98m

Open plan space with plentiful room for dining table and chairs. Natural light in abundance from glazed patio doors twin windows to the side. Matching country style wall and base units with cup handles, ample oak worktop space and multiple storage options. Stainless steel sink with chef hose tap, metro tiled splashbacks, extractor fan, twin pendant lights, parquet style vinyl flooring, central heating radiator, ample socket points, space and plumbing for white goods. French doors to raised patio with canal views.

Utility Area 2.11m x 1.77m

Plumbing and power for freestanding white goods, fitted cabinet with handy worktop space, room for outdoor boots and jackets, central heating radiator, parquet style vinyl flooring, direct access to the conservatory.

Conservatory 4.72m x 2.77m

Wonderful south facing additional living space offering garden and canal views with glazed French door access to the driveway and gardens. Parquet style vinyl flooring, central heating radiator, lighting, socket points and ample space for conservatory furniture.

Bedroom One 4.03m x 3.25m

Large double bedroom with inbuilt mirrored wardrobes, window view to rear garden, carpeted flooring, pendant lighting, central heating radiator, socket points and ample room for freestanding bedroom furniture.

Bedroom Two 2.74m x 2.57m

Small double bedroom with rear garden window views, carpeted flooring, pendant lighting, tv point, socket points, central heating radiator and space for freestanding furniture.

Bedroom Three 3.12m x 3.01m

Good size double bedroom with inbuilt wardrobe storage, window views to rear, carpeted flooring, central heating radiator, pendant lighting, socket points and ample room for bedroom furniture.

Family Bathroom 3.29m x 2.43m

Modern four piece suite, bath with tiled splashbacks, WHB with inbuilt vanity storage, good size thermostatic shower enclosure and WC. Tile effect vinyl flooring, downlights, opaque window, heated towel rail, central heating radiator, spotlighting and extractor fan.

Outside

The property features additional outside storage with a detached garage and timber shed. There is landscaped areas to the front and side with various established bushes and shrubs such as Mombretia in situ. Private parking is available for several cars in the driveway with an area laid to tar. To the front there is a raised vantage point seating area accessed from the kitchen/diner, ideal for these sunny days to enjoy some al fresco dining or simply relaxing watching the yachts as they travel along the canal. The garden boasts a good sized lawn area with whirligig clothes dryer and a range of mature trees, annual perennials and shrubs as well as flower beds.

Location

The property is located on the banks of the Crinan Canal. Opened in 1801, the canal stretches nine miles, from Ardrishaig on Loch Fyne to Crinan on the Sound of Jura, and provides a shortcut from the Firth of Clyde to the Western Isles. The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, the Rumbly Tum cafe and many more. Ardrishaig also has tennis courts, bowling green, local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water ideal for walking and cycling. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has sports facilities, a supermarket, a good range of local shops, restaurants, a local hospital, dentist and vets. Ferry services to the isles of Islay, Arran, Jura and Gigha are all within easy reach.

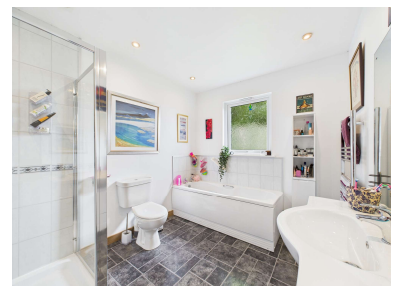
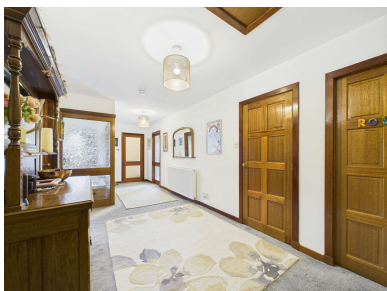
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