



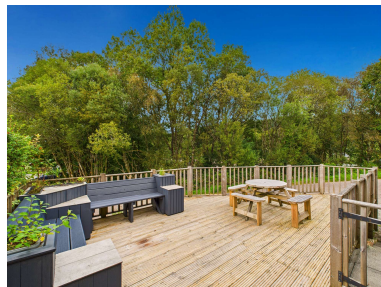
3 Bed Semi Detached Bungalow

Guide Price: £220,000

6 Dunans Road, Cairnbaan, by Lochgilphead, Argyll, PA31 8UH

Well presented family home with a detached home office and workshop. Located in the popular semi rural village of Cairnbaan with the iconic Crinan Canal and boatyard nearby for sailing enthusiasts. This lovely property is a short distance from the town of Lochgilphead with local transport and cycle path connections. The surrounding area offers an opportunity to enjoy leisurely country walks, fishing and boasts an abundance of local wildlife visiting the area.

Comprising; Open plan lounge/diner/kitchen, 3 double bedrooms and a family bathroom. The property further benefits from a recently installed wood burning stove, air source central heating and hot water system, double glazing, patio doors to raised decking at the front, loft space, linked smoke detectors, ample storage, front and enclosed rear gardens, wood store, garden shed, and private driveway with parking for two vehicles. High speed broadband, 4G and digital television are available. Council tax band D - EPC rating C69.




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Entrance Porch

Timber entrance door into porch with dirt catcher mat, laminate flooring, coat hooks and space for outdoor footwear. Hallway with laminate flooring, inbuilt cupboards, spotlighting, central heating radiator, loft hatch access and socket points.

Open Plan Lounge/Diner/Kitchen Area 9.56m x 3.48m

Inviting and spacious family room with patio doors to raised decking to the front. Lounge area has a recently installed wood burning stove with feature stone backboard, exposed flu and slate hearth. Laminate flooring, spotlighting, wall mounted TV point, socket points, two central heating radiators, with ample space for freestanding furniture. Dining area has room for a family dining table and chairs with feature lighting above. Leading on to a good size kitchen area with rear garden access. Window views to rear gardens at the sink area, breakfast bar with space for two stools, shaker style wall and base units, stone tiled splashbacks, ample worktops, space and plumbing for freestanding white goods. Integrated dishwasher, mid level oven/grill, microwave, 4 zone electric hob and extractor hood above. Ceramic sink with adjustable chefs' mixer tap.

Bedroom one 3.56m x 3.40m

Good sized double bedroom with full height window views to rear gardens, double inbuilt wardrobes with mirrored sliding doors, carpeted flooring, pendant lighting, central heating radiator and socket points. Ample space for freestanding bedroom furniture.

Bedroom two 3.01m x 2.86m

Good sized double bedroom with window views to the side. Double inbuilt wardrobes with sliding doors, carpeted flooring, pendant lighting, central heating radiator and socket points. Ample space for freestanding bedroom furniture.

Bedroom Three 2.91m x 2.61m

Double bedroom with window views to the front. Double inbuilt wardrobes with sliding doors, carpeted flooring, pendant lighting, central heating radiator and socket points. Ample space for freestanding bedroom furniture.

Bathroom 1.92m x 1.71m

Modern three piece suite with electric shower and screen over P-shaped bath, WHB and WC. Tiled flooring and splashbacks. Heated towel rail, easy clean panelling to ceiling with spotlighting, opaque window, extractor fan and wall mounted electric heater.

Workshop 4.68m x 2.96m / Home Office 3.00m x 2.89m

Detached workshop with power, light and storage shelving. Internal door leading to a fully lined and insulated home office space with central heating radiator, vinyl flooring, full height window to driveway, wall mounted tv point, sockets points and space for furniture.

Grounds

There is driveway parking for two vehicles. Enclosed rear lawn area which has raised decking to the shed, outside tap, log store and slabbed pathway around the property. Timber fencing defines the rear boundary and offers safety and privacy for children and pets. To the front there is a small lawn area with the main feature being the extensive, raised deck providing a wonderful vantage point with ample space for outdoor seating and bbq equipment.

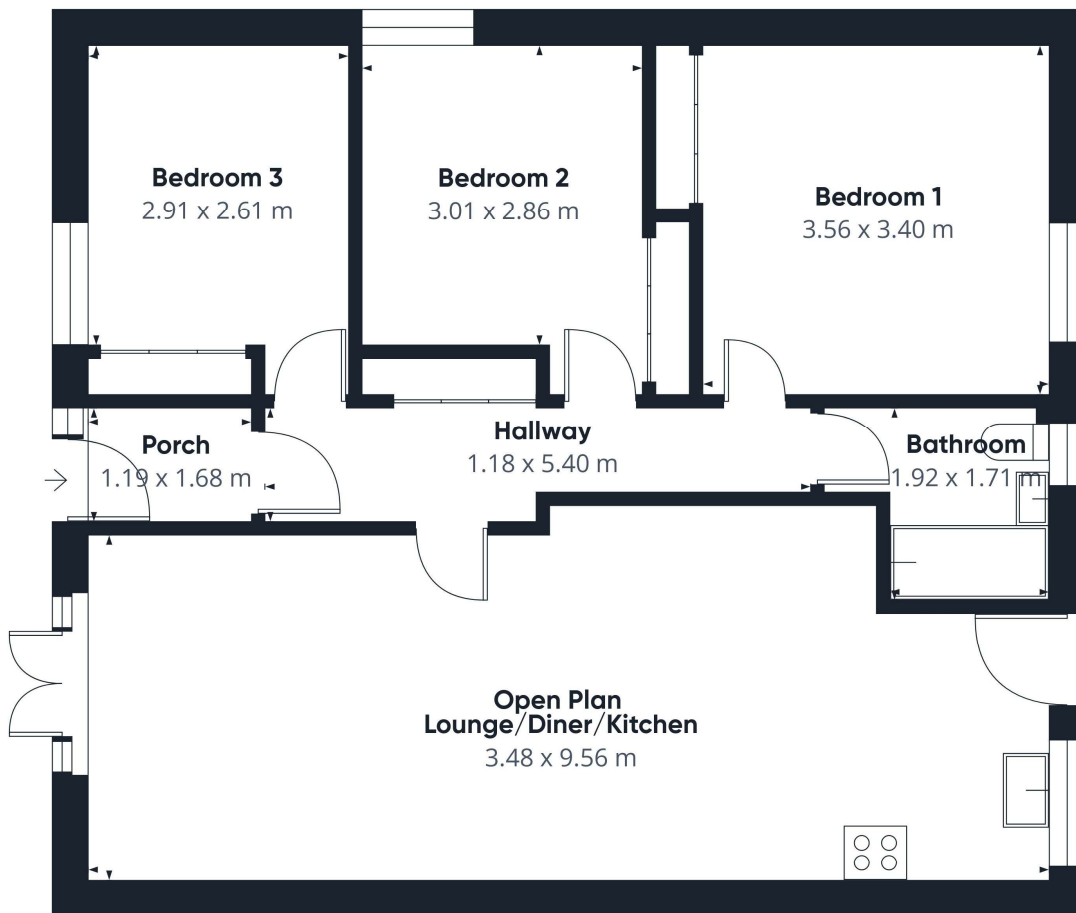
Location

The picturesque Crinan Canal is one of the main focal points of the village which stretches 9 miles from the village of Ardrishaig on Loch Fyne to Crinan on the sound of Jura. The Cairnbaan Hotel is under new ownership and currently being renovated for re-opening. Lochgilphead is only a five minute drive by car and provides many local amenities including speciality shops, eating places, hospital, school, and many sports facilities. The established boating centres of Crinan, Tayvallich, Ardfarn and Craobh Haven are all within easy reach.

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