



3 Bed Detached Bungalow

Guide Price: £230,000

3 Fernoch Drive, Lochgilphead, Argyll, PA31 8PZ

Delightful family bungalow set in a peaceful corner plot with extensive wrap around gardens, south facing rear patio, generous driveway and detached garage. Fernoch Drive is ideally situated in a desirable area of Lochgilphead that is just a short level walk to the town. Eco benefits include solar panels, air source central heating and hot water system. This is a rare opportunity for one level living in an attractive cul de sac of 4 similar properties.

Comprising; spacious family lounge, kitchen, dining room, 3 double bedrooms with ample storage, shower room, utility room and WC. The property will require a degree of modernisation and is attractively priced accordingly. Further benefits include double glazing, ample storage throughout, drying green, outside tap and greenhouse. High speed broadband, 4G and digital television are available. EPC rating D65 - Council Tax Band E




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Entrance Porch

UVPC entrance door with opaque glazed inserts, space for outdoor clothing or footwear, tile effect flooring and pendant lighting.

Hallway

Welcoming hallway leading to all rooms with tile effect flooring and pendant lighting. Ample room for freestanding hallway furniture, two central heating radiators, three storage cupboards (one housing hot water tank), socket points and loft hatch access.

Lounge 4.50m x 4.08m

Inviting family room with frontal views, pendant lighting, carpeted flooring, tv point, socket points, central heating radiator, socket points and ample space for freestanding lounge furniture.

Kitchen 3.02m x 2.78m

Peaceful rear garden window views, matching wall and base units, worktop space, stainless steel sink, space for white goods, AEG mid-height oven and grill, AEG 4 zone halogen hob, vinyl flooring, tiled splashbacks, ample socket points and strip style lighting. Access to dining room and hall.

Dining Room 3.00m x 2.61m

Window views to rear gardens, space for dining furniture, central heating radiator, carpeted flooring, ample socket points and pendant lighting. Access to kitchen and lounge.

Utility room 2.4m x 1.78m

Twin kitchen unit with worktop, tile effect flooring, space and plumbing for white goods. Exterior opaque glazed door to south facing rear garden and patio.

WC 2.42m x 0.93m

White two-piece suite with WHB and WC. Tiled splashbacks, vinyl flooring, opaque window to rear, wall mounted towel holder.

Bedroom One 4.31m x 3.61m

Good size double bedroom with window view to the front. Carpeted flooring, double inbuilt wardrobes, pendant lighting, socket points, central heating radiator and plenty of room for freestanding bedroom furniture.

Bedroom Two 4.01m x 3.31m

Double bedroom with window views to the rear garden, double inbuilt mirrored wardrobes, carpeted flooring, pendant lighting, socket points and central heating radiator. Ample room for freestanding bedroom furniture.

Bedroom Three 3.62m x 2.79m

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

Shower Room 2.41m x 1.94m

White three-piece suite with walk in Mira electric shower enclosure with fixed glazed screen, WHB and WC. Space for vanity furniture, Respotex and tiled splashbacks, vinyl flooring, opaque window to rear, heated towel rail and pendant lighting.

Integral Garage/Workshop 5.97m x 3.37m

Large garage/workshop with concrete base, up and over door. Power and light, space for work benches, pedestrian access door and 2 windows.

Outdoor space

The property is set on a preferred level access position with easily maintained gardens including established plants such as Poppies and Peoni Roses. To the front there is a stone chipped driveway with slabbed pathways and a generous amount of parking space. The rear gardens are enclosed by timber fencing and a gate with a large level lawn area and hedging to boundary at the rear. Slabbed pathways and patio areas to the rear and side with space for outdoor seating makes ideal spot for family BBQs or relaxation in the private surroundings. Greenhouse and store to side of Garage.

Location

Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians, primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. In surrounding towns, you also have the choice of the Grey Gull Hotel the Rumblin' Tum café in Ardrishaig, The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.



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