



## 3 Bed Detached Bungalow

Offers Over: £199,950

8 Pipers Road, Cairnbaan, by Lochgilphead, Argyll, PA31 8UF

This well-presented modern family home with rural views, set on one level to suit a variety of buyers. Peacefully located with easily maintained enclosed rear gardens, a raised front deck, and private driveway parking. The accommodation comprises a spacious lounge/dining area, fitted kitchen, three double bedrooms, a recently installed shower room and a separate WC. Additional benefits include inbuilt storage and loft space, double glazing, upgraded electric heating, a tool shed, and a whirlingig drying green. Situated in the picturesque village of Cairnbaan, the property is surrounded by stunning natural scenery and offers an outstanding outdoor lifestyle. The renowned Crinan Canal is just a short distance away, providing scenic walking paths and boating opportunities. Local trails and cycle routes allow you to explore the countryside in every direction. With shops, schools, and essential amenities just a short drive away in Lochgilphead, this home perfectly combines the tranquillity of village living with everyday convenience — an ideal opportunity for families or anyone seeking a relaxed lifestyle in a desirable location. Broadband, 4G and digital television are available at the property. EPC rating D61 - Council tax band D.



  
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#### Entry Porch 1.60m x 1.21m

Entrance with laminate floored porch with pendant lighting and space for coat hooks.

#### WC 1.59m x 0.87m

Located off the entrance porch with a white two piece suite WHB and WC. Tiled splashback, glass vanity shelf, towel rail, wall mounted heater, pendant light and extractor fan.

#### Hallway 5.54m x 1.18m

Glazed insert door to carpeted inner hallway with storage cupboard and access to all rooms. Loft hatch access, pendant lighting, electric heater and socket points.

#### Lounge/Diner 6.14m x 3.50m

Light and bright welcoming space with access to the kitchen. Dual window views to the front offering rural scenes. Carpeted with plenty space for lounge and dining room furniture, triple pendant lights, electric heater, tv point and socket points.

#### Kitchen 3.34m x 2.80m

Rural window views to the front with a picture window. Matching wall and base units with ample contrasting worktops. Stainless steel sink with swan neck mixer tap, tiled splashbacks and socket points. Space, electric and plumbing for white goods. Tile effect vinyl flooring, feature spotlighting and electric heater. Internal access from either the hallway or lounge/diner and exterior door with ramped access leading to the side of the property.

#### Bedroom One 3.50m x 3.35m

Good sized double bedroom with double inbuilt mirrored wardrobes. Window views to the rear garden and fitted binds. Space for freestanding furniture, carpeted flooring, socket points, electric heater and pendant lighting.

#### Bedroom Two 3.48m x 2.68m

Further good sized double bedroom with double inbuilt mirrored wardrobes. Window views to the rear garden. Space for freestanding furniture, carpeted flooring, socket points, electric heater and pendant lighting.

#### Bedroom Three 2.67m x 2.55m

Modest double bedroom ideal as a child's bedroom, nursery or study. Window views to the rear garden. Space for freestanding furniture, carpeted flooring, socket points, electric heater and pendant lighting.

#### Shower Room 2.27m x 1.91m

Modern 3 piece suite with thermostatic quadrant enclosure, WHB and WC. Opaque window to the side, wet wall splashbacks, carpeted flooring, heated towel rail, extractor fan and pendant lighting.

#### Grounds

The property sits within an easily maintained plot, mainly laid to stone chippings and slabbed pathways with ramped access to one side and steps to the other. To the front and side, a stone chipped driveway provides ample parking. Raised decking offer a welcoming space for outdoor seating. The rear garden is bordered by shrubs and fencing with a paved seating area. Stone-chipped sections provide space for potted plants with a garden tool shed, outside tap and whirligig for laundry needs.

#### Location

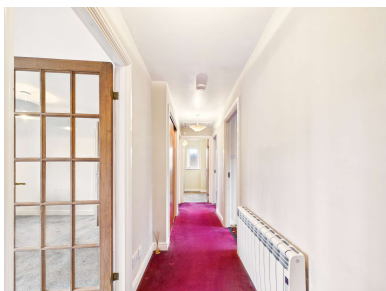
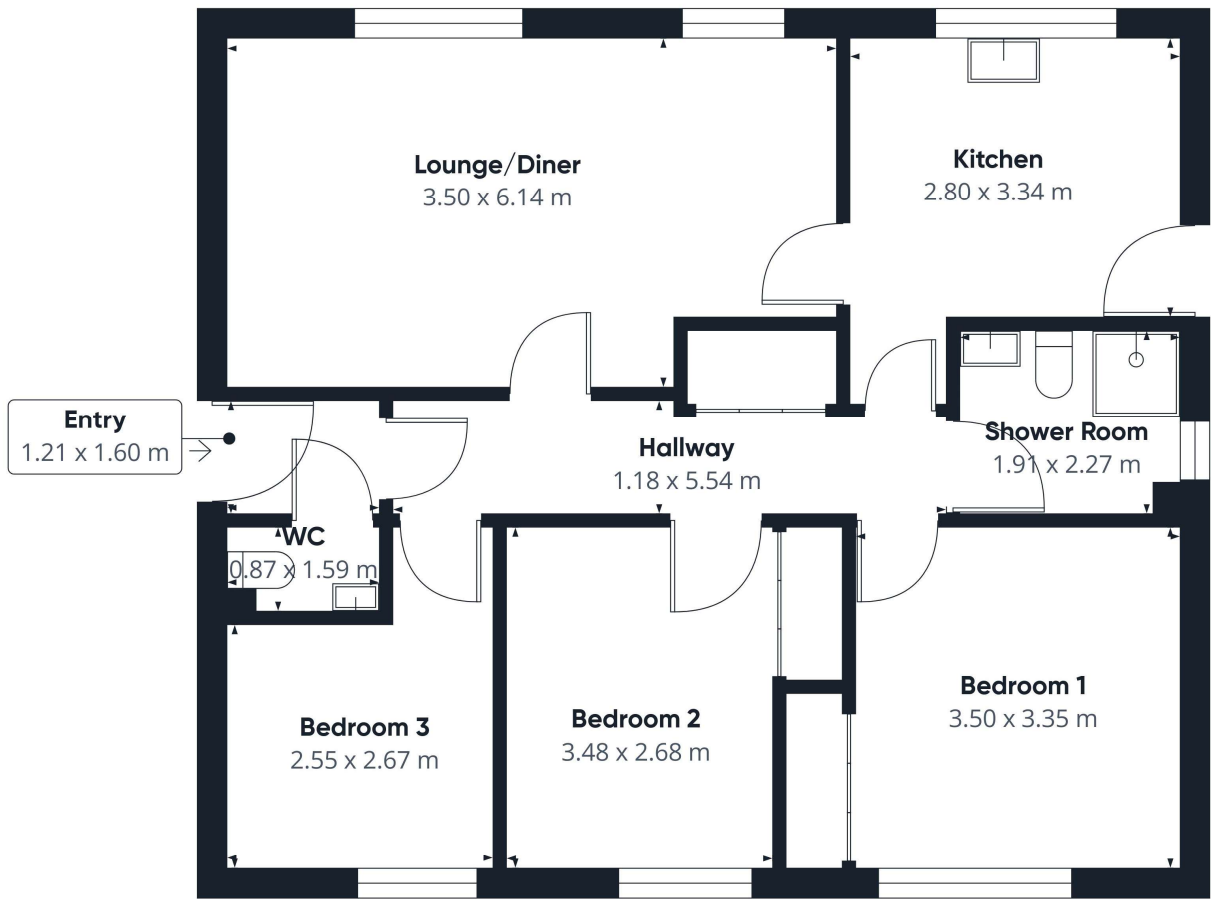
The picturesque Crinan Canal is one of the main focal points of the village which stretches 9 miles from the village of Ardrishaig on Loch Fyne to Crinan on the sound of Jura. The Cairnbaan Hotel is under new ownership and currently being renovated for re-opening soon. Lochgilphead is only a five minute 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, Ardfern and Craobh Haven are all within easy reach.

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