



3 Bed Detached Bungalow

Guide Price: £250,000

Pine View, 2 Monydrain Road, Lochgilphead, Argyll, PA31 8LG

Attractive family home providing generous garden and living space all on the one level that is sure to attract a wide variety of buyers. Located in a peaceful spot within comfortable walking distance of the town's shops, schools and everyday amenities. The accommodation comprises a lounge/diner, breakfasting kitchen, three double bedrooms and family bathroom. Further benefits including oil central heating, double glazing, an open fire and plentiful storage including loft space. Outside, the established grounds feature a raised patio with seating area, extensive level lawn and vegetable growing area, while the gated entrance opens onto a stone chipped driveway providing plentiful off-road parking. A detached garage/workshop with power and lighting provides useful additional storage and workspace. Broadband, 4G and digital TV are available at the property. EPC rating D56 - Council Tax band E.




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Entrance

Approached via the raised patio area, providing an attractive spot for outdoor furniture overlooking the front garden. Welcoming entrance porch accessed through a uPVC door with decorative glazing. Tiled flooring, window providing natural light and internal door leading through to the hallway.

Hallway

Central hallway providing access throughout the accommodation, with a useful linen and storage cupboards. Central heating radiator, pendant lighting and loft hatch providing access to additional storage space.

Lounge/Diner 5.99m x 3.36m

Well proportioned main living space with ample room for freestanding lounge and dining furniture. Bay window overlooking the front garden and additional window to the side provide plenty of natural light, while the open fire creates an attractive focal point. Useful serving hatch connects directly with the kitchen. Central heating radiator, pendant lighting, additional wall lighting, sockets and television point.

Breakfasting Kitchen 3.50m x 3.07m

Fitted with a range of white wall and base units, worktops, tiled splashbacks and stainless steel sink. Integrated four zone electric hob with electric oven/grill beneath, together with space and plumbing for white goods. Window overlooking the rear garden and serving hatch through to the lounge/diner. A pantry style cupboard provides useful kitchen storage, with a further cupboard housing the hot water tank. Space for a breakfasting table and chairs, wood effect flooring, central heating radiator, ceiling lighting and sockets.

Rear Porch 1.73m x 1.64m

Practical rear entrance providing direct access to the garden and driveway. Side window providing natural light, with a useful cupboard housing the oil central heating boiler and space for outdoor footwear and coats. Tiled flooring, central heating radiator and power socket.

Bedroom One 3.89m x 3.44m

Largest of the three double/twin bedrooms with inbuilt wardrobes providing excellent storage and ample room for additional freestanding bedroom furniture. Window overlooking the front garden, carpeted flooring, central heating radiator, pendant lighting and sockets.

Bedroom Two 3.68m x 2.89m

Double/twin bedroom with ample space for freestanding bedroom furniture. Window providing natural light, carpeted flooring, central heating radiator, pendant lighting and sockets.

Bedroom Three 2.82m x 2.67m

Double/twin bedroom with window providing natural light and garden views. Carpeted flooring, central heating radiator, pendant lighting and sockets.

Bathroom 2.58m x 1.84m

Traditional style bathroom fitted with corner bath, separate shower enclosure with electric shower, WC and WHB set on a vanity storage unit. Tiling to the walls and floor, two opaque windows to the rear, central heating radiator and flush ceiling light.

Grounds

A particularly appealing feature of the property is the good sized, enclosed and predominantly level garden plot. A raised patio balcony seating area provides an attractive spot for outdoor furniture, dining and relaxing while overlooking the front garden and also forms the approach to the front porch. The grounds are mainly laid to lawn with established trees, shrubs and planting adding colour and interest, together with a small vegetable growing area. A gated entrance opens onto a substantial stone chipped driveway providing plentiful off road parking for several vehicles and access towards the rear garden and garage/workshop. An outside tap is also provided, log storage area and ample space throughout the grounds for further planting, children's play equipment and additional outdoor seating.

Detached Garage/Workshop 5.18m x 2.62m

Brick built detached garage/workshop with concrete floor, power, lighting, up and over door and separate pedestrian access door. Ideally suited for use as a workshop, secure storage area, garden equipment store or hobby space.

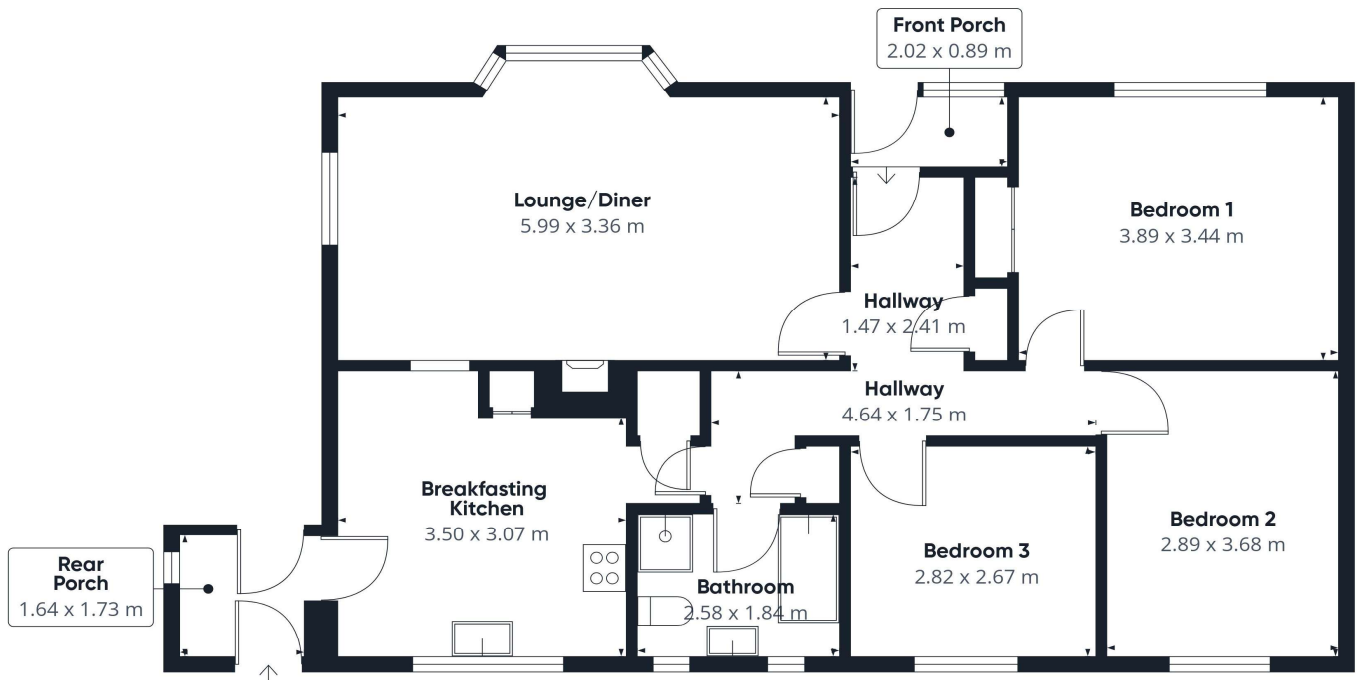
Location

Lochgilphead is the administrative centre for Mid Argyll and offers a wide range of everyday amenities, making the property's central position particularly convenient. The town provides supermarkets and independent shops, cafés and restaurants, primary and secondary schooling, medical services, Mid Argyll Community Hospital, leisure facilities and a variety of community services. The front green and shores of Loch Gilp provide pleasant waterside walks, while the nearby Crinan Canal offers further opportunities for walking and cycling. Lochgilphead is also well placed for exploring Knapdale, Crinan and historic Kilmartin Glen, with Oban and Inveraray accessible for a wider range of services and attractions.

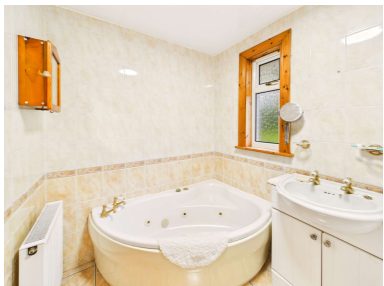
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