



Braigh Varr

Bridgend | Argyll | PA31 8QA

Guide Price £260,000

Fiuran
PROPERTY

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Braigh Varr is an immaculately presented 3 Bedroom detached bungalow, located in the sought-after village of Bridgend on the edge of Kilmichael Glen. Offering generous and beautifully maintained living accommodation, the property benefits from a recently renovated Kitchen and contemporary Shower room. Further enhancing its appeal are a substantial garage and a garden Office, providing excellent potential for a range of uses.

Special attention is drawn to the following:-

Key Features

- Immaculately presented 3 Bedroom detached House
- Hallway, Kitchen, Lounge with woodburning stove
- 3 well-appointed Bedrooms with storage
- Large loft space offering storage
- Double glazing throughout
- Modern and efficient Fischer electric heating system
- Underfloor heating in Kitchen and Shower room
- Recently installed exterior insulation and new rendering
- Spacious Garage/ workshop
- Garden Office offering potential for a range of uses
- Easily maintained Gardens
- Audio/video surveillance security system with 3 cameras
- All white goods and window coverings included in sale
- Furniture available subject to further private negotiation
- Peaceful setting offering countryside views
- Village location, walking distance to local school & pub
- Excellent bus service to nearby Lochgilphead



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The accommodation comprises a spacious Hallway which could be adapted as an additional Living/Dining space, recently renovated fitted Kitchen & Shower room, and a spacious Lounge featuring a wood burning stove. The property offers two well appointed double Bedrooms with built in wardrobes as well as a third Bedroom (currently used as a Dining room).

The property offers a loft space suitable for storage, a Garage/ workshop and a modern Garden office which could be utilized for a number of potential uses such as a Home Gym.

The fully enclosed wrap around garden is mainly laid to lawns with a newly fitted patio area to the front of the property offering beautiful countryside views in a peaceful setting. The driveway offers ample private parking.

Situated in a quiet village location the property is a short commute to Lochgilhead (South).

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via large driveway to the rear of the property and entrance at the side into the Kitchen or at the front into the Hallway

HALLWAY

With exterior door leading from the front patio, electric radiator, wooden flooring and doors leading to all rooms.

LOUNGE 5.2m x 3.6m

With large bay window to the front elevation, window to the side elevation, electric radiator, wooden flooring, woodburning stove with slate hearth and tiled surround.

KITCHEN 4.8m x 2.5m

Recently renovated with a range of fitted base and wall mounted storage units, contemporary work surfaces and tiled splash backs, stainless steel sink & drainer, electric built-in oven, AEG electric 4 ring induction hob and extractor fan overhead, integrated fridge/freezer, microwave and dishwasher, tiled flooring, underfloor heating, door leading to the Hallway, and window to the rear elevation.



SHOWER ROOM 2.5m x 1.7m

With modern white suite comprising WC and wash hand basin with vanity unit below, wall mounted storage cupboard, shower enclosure with mixer shower over, extractor fan, heated towel rail, tiled flooring, partially tiled walls and splash backs, underfloor heating, and window to the rear elevation.

BEDROOM ONE 4m x 3.6m

With window to the front elevation overlooking the garden, electric radiator, built in wardrobe with sliding doors, and vinyl flooring.

BEDROOM TWO 4m x 3.6m

With window to the side elevation overlooking the garden, electric radiator, built in wardrobe with sliding doors, and wooden flooring.

BEDROOM THREE/ DINING ROOM 3.8m x 3m

With window to the side elevation, electric radiator, storage cupboard housing the Fischer heating system and wooden flooring.

GARDEN OFFICE 3.8m x 3m

With windows to the side elevation, electric radiator and vinyl flooring. Currently used for business purposes this space could be used as a Home Gym, play space or garden room.



GARDEN

The property enjoys a large wrap around garden surrounded by peaceful countryside. Mainly laid to lawns and partly bordered by mature trees and shrubs that provide vibrant, seasonal color throughout the year. The front of the property features a recently laid patio area offering the perfect space to relax with a morning coffee or evening drink. A large driveway to the rear of the property offers ample private parking.

GARAGE/ WORKSHOP 7.4m x 3.3m

With Garage door to the front elevation leading from the driveway, window and door to the side elevation, concrete flooring, power and lighting.





Braigh Varr, Bridgend

For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and septic tank.

Council Tax: Band D

EPC Rating: E49

Gross Internal Floor Area: 89m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Bridgend/ Kilmichael is situated around 4 miles from Lochgilphead (South) and around 33 miles to Oban (North). The village boasts a popular village pub and primary schools and is located close to the nearby Kilmartin Glen which is steeped in local history. The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, supermarket, hospital, primary and secondary school, as well as a sports centre, swimming pool and public library. The local bus service connects to Lochgilphead, Oban, Inveraray and beyond.

DIRECTIONS

From Lochgilphead turn right into Bridgend/ Kilmichael from the A816. Take the third left thereafter onto the single track road signposted 'Kilmichael Glen'. The property is situated roughly 0.1 mile to the right hand side of the road and can be identified by the Fiuran 'for sale' sign in the garden.



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.

Fiuran

PROPERTY

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