



3 Bed Detached Bungalow

Offers Over: £299,950

Coorie Doon, Silvercraigs, Lochgilphead, Argyll, PA31 8RX

Beautifully presented and recently built detached bungalow offering everything you would hope for from a 4 year old modern home with the space and peace of country living. All within a short drive of Lochgilphead and its excellent range of amenities. Occupying a generous enclosed plot in a sought after semi rural setting that attracts an abundance of wildlife. The property offers contemporary, energy efficient living alongside extensive gardens and excellent outdoor space. The accommodation is thoughtfully arranged over one level with a bright lounge featuring a wood burning stove, impressive open plan kitchen/diner, separate utility room, three double bedrooms, ensuite shower room and family bathroom. Double glazing, air source heating and hot water system, further enhance the home's modern and energy efficient credentials. Outside, the grounds are equally appealing, with a raised composite deck and seating area, extensive lawn, polytunnel, vegetable growing areas, raised planters, workshop, sheds and log store. EPC rating C78 - Council Tax Band E.




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Entrance

Welcoming hallway providing access throughout the accommodation, finished with wood effect laminate flooring. Two useful inbuilt cupboards with one housing the hot water tank. Loft hatch access, central heating radiator, ceiling lighting and linked smoke alarm.

Lounge 4.52m x 4.38m

Inviting family lounge with dual aspect windows overlooking the garden and surrounding countryside. Contemporary wood burning stove, ample space for freestanding lounge furniture, wall mounted television point, wood effect laminate flooring, two central heating radiators and pendant lighting. French doors open directly into the adjoining open plan kitchen/diner, allowing the two living spaces to connect particularly well.

Open Plan Kitchen/Diner 5.99m x 3.31m

Tastefully fitted with an extensive range of light grey shaker style wall and base units, complementary worktops and under cabinet lighting. Stainless steel sink with swan neck mixer tap, integrated electric oven/grill, four zone hob with extractor hood above, integral fridge, freezer and dishwasher. A breakfast bar provides additional seating and preparation space, while the dining area comfortably accommodates a family dining table and chairs. Dual aspect windows overlook the gardens, with wood effect laminate flooring, 2 central heating radiators and pendant lighting. French doors connect with the lounge.

Utility Room 3.28m x 1.74m

Practical utility room fitted with matching kitchen units, worktops and stainless steel sink. Space and plumbing for white goods, with vinyl flooring, central heating radiator, ceiling lighting, sockets and external door providing direct garden access.

Bedroom One 3.62m x 3.27m

Principal double bedroom with rural views, featuring attractive decorative wall panelling and ample space for freestanding furniture. Inbuilt double wardrobe with mirrored sliding doors provides excellent storage, carpeted flooring, central heating radiator, pendant lighting and TV point. Access to the ensuite shower room.

Ensuite Shower Room 2.37m x 1.29m

Modern ensuite with thermostatic shower enclosure, WHB and WC. Heated towel rail, opaque window to the side, ceiling lighting and complementary wall and floor finishes.

Bedroom Two 3.64m x 3.01m

Double bedroom with inbuilt cupboard, space for freestanding bedroom furniture, carpeted flooring, central heating radiator, pendant lighting, sockets and TV point.

Bedroom Three 3.07m x 2.61m

Double bedroom with inbuilt cupboard and space for freestanding bedroom furniture. Carpeted flooring, central heating radiator, pendant lighting, sockets and TV point.

Bathroom 2.18m x 1.92m

Modern family bathroom suite. Full sized bath with thermostatic shower and glazed screen above, WHB and WC. Wet wall splashbacks, vinyl flooring, heated towel rail, opaque window and ceiling lighting.

Grounds

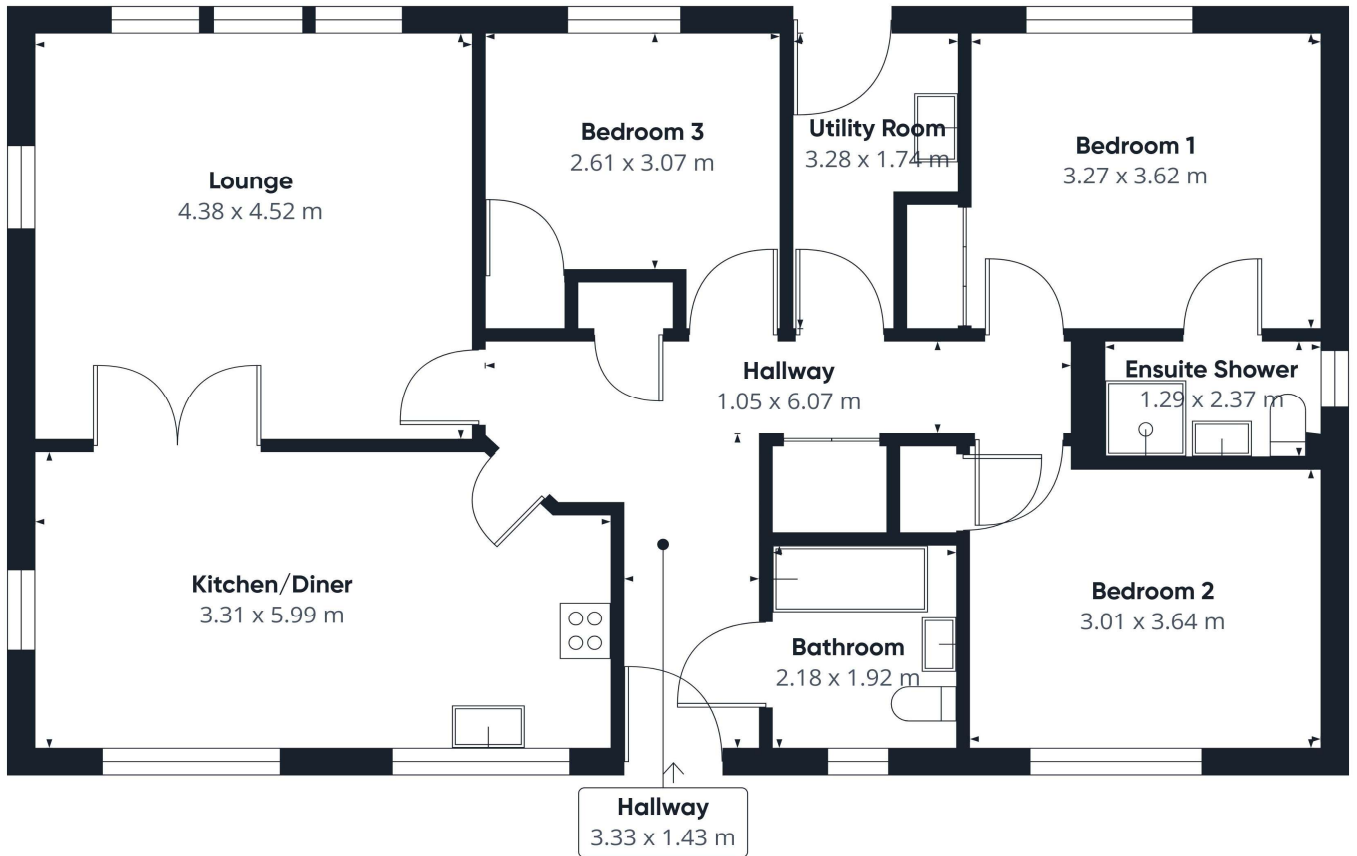
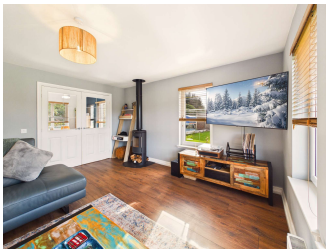
A gated entrance opens into the substantial enclosed plot, securely bounded by fencing and offering an excellent combination of recreational and productive garden space. The generous driveway provides plentiful off road parking with room for multiple vehicles, a motorhome, caravan or boat, making it particularly practical for a family or those who enjoy outdoor pursuits. Slabbed pathways lead towards the main entrance, complemented by attractive bedding areas finished with decorative stone chips and established planting. Raised composite deck provides an excellent seating area with ample space for outdoor furniture, dining and relaxing. Extensive lawn offers plenty of room for children and pets, while established shrubs and surrounding trees contribute to the peaceful countryside feel and attract an abundance of local wildlife. Productive areas of the garden include a substantial polytunnel, vegetable patch and raised planters, providing excellent scope for growing fruit, vegetables and flowers. Further features include garden sheds, dedicated log store and outside tap.

Detached Workshop 5.97m x 2.98m

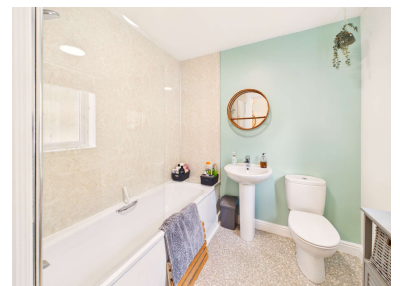
Detached timber workshop providing an excellent space for hobbies, DIY, tools, garden machinery and general storage. Windows provide natural light, with provision for power.

Location

Enjoying a peaceful semi rural setting approximately five minutes by car from Lochgilphead, the property combines country living with convenient access to the town's everyday amenities. Lochgilphead is the main town serving Mid Argyll and provides a Joint Campus School, supermarkets, independent shops, cafés and restaurants together with primary and secondary schooling, childcare, medical facilities and Mid Argyll Community Hospital. Leisure and sporting facilities are also available locally, while the surrounding area offers an abundance of opportunities for walking, cycling, fishing, boating and wildlife watching. The Crinan Canal, historic Kilmartin Glen, Knapdale Forest and the shores of Loch Fyne are all within easy reach, making this an excellent base from which to enjoy the wider Mid Argyll area.



Floor 0 Building 1



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20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

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