

4 Bed Detached Bungalow

Guide Price: £230,000

Cala Na Sithe, Glenburn Road, Ardrishaig, Argyll, PA30 8EU

Spacious family home offering spectacular loch views. A desirable coastal setting with the convenience of one level living to suit a wide range of buyers. Shore access to scenic walks along the Crinan Canal are nearby. Beautifully presented throughout, the accommodation comprises an open plan living area with open fire, recently installed Wren kitchen and dining area, principal bedroom with ensuite shower room, three further double bedrooms, modern family bathroom and utility room. Further benefits include oil central heating, double glazing, loft space and attractive Karndean flooring throughout the main living areas. Outside, established gardens feature a loch facing seating area, substantial raised deck, enclosed rear garden with greenhouse, private parking and semi detached garage. During the current ownership, double glazed windows, doors, oil boiler, kitchen and bathrooms have all been updated. The property is of Dorran construction with a recent structural report available for lending purposes. EPC rating E44.







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The beautiful outlook and convenient access to both Ardrishaig and Lochgilphead's amenities add further appeal to this attractive coastal home.

Entrance
Covered external porch, twin glazed external doors leading into the entrance vestibule with tiled flooring and access to the hallway.

Hallway 6.57m x 1.17m
Glazed internal door leading to central hallway. Attractive Karndean flooring, oil central heating radiator, storage cupboard, spotlighting and loft hatch access.

Open Plan Lounge Area 5.61m x 4.08m
Bright and comfortable lounge enjoying stunning views across Loch Gilp through large bay window. Feature open fireplace creates an attractive focal point, complemented by Karndean flooring, side window, oil central heating radiator, pendant lighting and ample space for freestanding lounge furniture. Open plan layout flows naturally into the kitchen and dining area, creating an excellent setting for everyday family living and entertaining.

Open Plan Kitchen/Dining Area 6.97m x 4.36m
Recently fitted Wren kitchen featuring an extensive range of shaker style wall and base cabinets with contemporary metal handles, including full height pantry style storage cupboards. Complementary worktops and attractive green metro tiled splashbacks provide a striking finish, while the central island incorporates a modern square stainless steel sink with swan neck tap, integrated dishwasher and breakfast bar seating for stools. Stainless steel electric range cooker with 5 hobs, double oven, grill and extractor hood. Space and plumbing for an American style fridge/freezer. Karndean flooring extends throughout the kitchen and dining area, with recessed ceiling spotlights and feature pendant lighting above the island. Ample space for family dining furniture, with French patio doors opening directly onto the raised deck and enclosed rear garden.

Utility Room 2.09m x 1.86m
Separate utility room adjoining the kitchen, matching cabinets and worktop, Karndean flooring, pendant lighting and external door providing direct access to the raised deck and rear garden. Space and plumbing for a washing machine and tumble dryer.

Bedroom One 4.08m x 3.76m
Principal double bedroom enjoying beautiful views across Loch Gilp through the large front facing window. Carpeted flooring, central heating radiator, pendant lighting and ample space for freestanding bedroom furniture. Benefits from a private ensuite shower room.

Ensuite Shower Room 1.85m x 1.16m
Modern ensuite comprising thermostatic shower enclosure, WC and WHB, with contemporary metro wall tiling, tiled flooring and modern fittings.

Bedroom Two 4.04m x 3.27m
Good size double bedroom enjoying attractive views across Loch Gilp, with carpeted flooring, central heating radiator, pendant lighting and ample space for freestanding bedroom furniture.

Bedroom Three 3.37m x 3.10m
Comfortable double bedroom overlooking the private rear garden, with carpeted flooring, central heating radiator, pendant lighting and space for freestanding bedroom furniture.

Bedroom Four 3.20m x 2.35m
Double bedroom enjoying views towards the private rear garden, with carpeted flooring, central heating radiator, pendant lighting and space for freestanding bedroom furniture.

Family Bathroom 3.17m x 1.81m
Recently upgraded family bathroom comprising bath, separate shower enclosure with electric shower, WC and WHB. Contemporary metro wall tiling, tiled flooring, heated towel rail and modern fittings complete the room.

Raised Deck 7.16m x 5.54m
Substantial raised deck within the rear garden. accessed through French patio doors from the kitchen and dining area, providing an excellent space for outdoor furniture, family gatherings and entertaining.

Garage 4.87m x 3.51m
Brick built garage, slate roof and double timber doors to the front. Useful space for storing garden equipment, tools, bicycles and other household items. Provision for power, with scope for upgrading to suit individual requirements.

Grounds
The property enjoys attractive garden grounds with established lawns, mature trees, ornamental shrubs and colourful planting, creating a lovely setting with open views towards Loch Gilp. The front garden features a particularly appealing vantage seating area, ideally positioned to appreciate the coastal scenery and changing outlook across the loch.
To the rear, the enclosed garden offers a private setting with established trees and shrubs, greenhouse and substantial raised deck, providing excellent space for outdoor dining and relaxation. Pathway access from the rear garden leads towards the picturesque Crinan Canal, offering scenic walks along the towpath into Ardrishaig or Lochgilphead.
Shared access road serves just two properties, with ample private parking for each home.

Location
Ardrishaig is a popular coastal village situated on the shores of Loch Gilp, at the eastern entrance to the picturesque Crinan Canal. Village amenities include a convenience store, newsagents, primary school, hairdressers, launderette, cafés and hotels. The famous Crinan Canal offers approximately nine miles of scenic towpath walks and cycling routes through beautiful Argyll countryside.
Nearby Lochgilphead provides a wider selection of amenities including Co-op and Tesco Express supermarkets, independent shops, cafés, restaurants, hospital, dentists, vets, banks, opticians, primary and secondary schooling, swimming pool and sports facilities. Walking, cycling, sailing, fishing and exploring the coastline, with road and bus links towards Inveraray, Tarbert and Glasgow.














Laundry Room
2.09 x 1.86 m
Lounge Area
5.61 x 4.08 m
Kitchen/Dining Area
6.97 x 4.36 m
Terrace
5.54 x 7.16 m
Entry
1.30 x 0.81 m
Hallway
6.57 x 1.17 m
Bathroom
1.81 x 3.17 m
Bedroom 2
3.27 x 4.04 m
Bedroom 4
2.35 x 3.20 m
Bedroom 1
3.76 x 4.08 m
Bedroom 3
3.10 x 3.37 m
Ensuite Shower
1.85 x 1.16 m
S
E
W
N
Floor 0 Building 1







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