



TIGH NA TULLOCH MINARD, PA32 8YQ

PRICE GUIDE £235,000

A charming detached home in a beautiful elevated rural setting, offering flexible accommodation, wonderful countryside views and generous gardens. Early viewing is highly recommended.

Stewart Balfour & Sutherland
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TIGH NA TULLOCH

- Two/three-bedroom detached home
- Beautiful elevated rural setting
- Spacious, flexible accommodation
- Conservatory with countryside views
- Ample private parking



Tigh na Tulloch is an attractive two-to-three-bedroom detached bungalow enjoying an elevated position within the peaceful rural hamlet of Tullochgorm, by Minard. Surrounded by beautiful Argyll countryside with views to Loch Fyne, the property is conveniently positioned between the ever-popular tourist village of Inveraray and the larger town of Lochgilphead.

Tigh na Tulloch is offered to the market in excellent condition and provides spacious, flexible accommodation benefitting from oil-fired central heating with independent underfloor heating in the conservatory. Steps rise to the main entrance and a useful vestibule, ideal for removing outdoor footwear and coats after enjoying the surrounding countryside. From here, a spacious central hallway provides access to the principal accommodation.

The generous living room enjoys a bright dual aspect to the front and side, with excellent natural light and ample space for freestanding furniture. A log-burning stove with back-boiler & granite hearth creates an attractive focal point and adds warmth and character, particularly during the colder months. The spacious kitchen is fitted with a wide range of wall and base units with wipe-clean work surfaces and offers excellent potential for further upgrading or redesign if desired. An AI-generated image is available to illustrate how the kitchen could potentially be transformed.

From the kitchen, access is gained to a delightful conservatory, providing the perfect spot to relax and enjoy views across the gardens towards the rolling countryside beyond. Its sunny position also allows warmth and natural light to flow into the adjoining accommodation.

There are two double bedrooms on the main level, including a spacious principal bedroom to the front and a second double bedroom overlooking the rear. A family bathroom completes the accommodation on this floor.

Stairs descend to the lower-ground level, where a versatile additional room could potentially be utilised as a third bedroom, home office or hobby room. This leads through to a substantial utility room, which may offer potential for conversion to an additional bathroom, subject to any necessary consents.

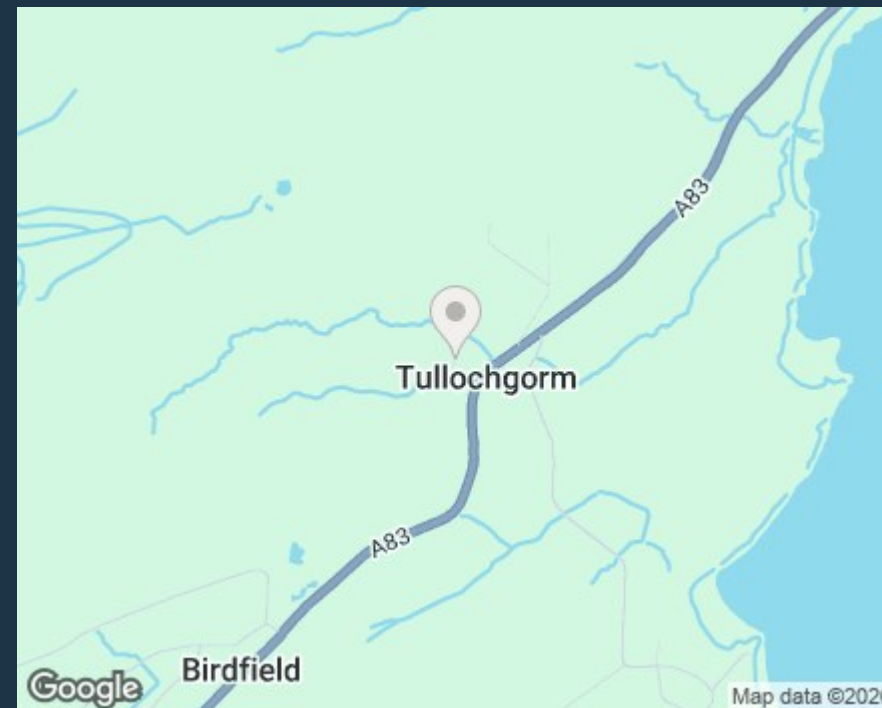
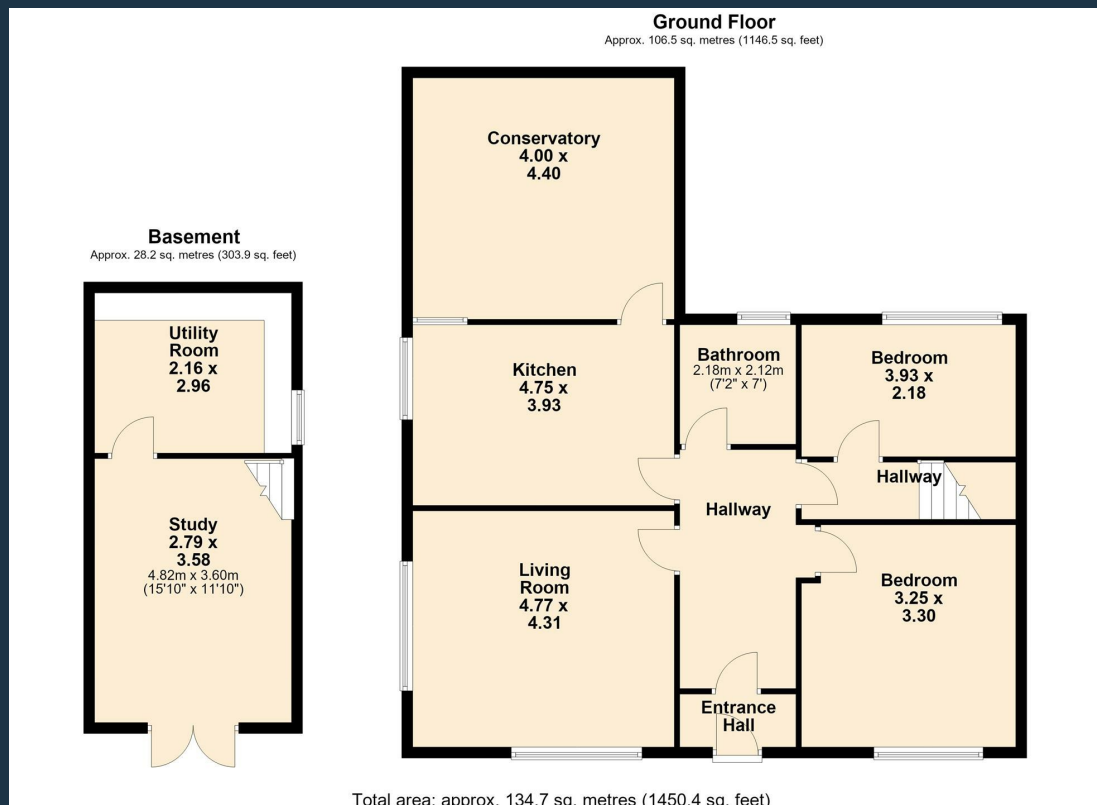
Externally, the gently sloping gardens with shed and greenhouse are predominantly laid to lawn with established herbaceous planting providing seasonal colour. The elevated setting allows the property to make the most of its attractive rural surroundings, while ample off-road parking is available for several vehicles.

Offering flexible accommodation, beautiful countryside surroundings and a peaceful yet accessible location and offering the benefit of hailing the Glasgow/Campbeltown bus (including Glasgow air port route) near by the house.

Inveraray which is a short drive away and overlooking the shores of Loch Fyne, offers a wonderful selection of hotels, restaurants, independent shops and visitor attractions, including the renowned Inveraray Castle, together with a local primary school. Lochgilphead again a short drive away provides a wider range of everyday amenities, including primary and secondary schooling, supermarket, independent shops, bars and the Mid Argyll Hospital. National Trust for Scotland Crarae Gardens is also nearby.







NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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