



## 3 Bedroom Detached Bungalow

Fixed Price: £280,000

Cherry Trees, Lochgair, By Lochgilphead, Argyll, PA31 8SD

Overlooking beautiful Loch Fyne this inviting family home is situated within approx 2 acres of grounds in the sought after sailing village of Lochgair. Plentiful country walks, an abundance of local wildlife and access to the shores of Loch Fyne are nearby. Located 8 miles from Lochgilphead with local school, hospital and further amenities. This charming, detached bungalow comprises; Lounge/diner, kitchen, 3 double bedrooms (master en-suite), bathroom, utility room, entrance porch and double garage. The property further benefits from LPG central heating, double glazing, parking for multiple vehicles and good size garden grounds with woodland trails and a summer house with elevated views across Loch Fyne. Outline planning permission in place (Sep 2023) for a 1 ½ storey dwelling. Broadband and digital television are available.



  
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#### Entrance Porch 2.4m x 2.3m

PVC double glazed entrance door into carpeted porch area with a unique feature being the in-built wall to wall cupboards providing lots of additional storage space. Circular ceiling lighting, central heating radiator with inner door to the lounge/dining area.

#### Lounge/diner 7.8m x 4.5m

Large open plan space with dual aspect views with a glazed door and bay windows providing fabulous views across Loch Fyne and beyond. The focal point in the lounge is the fireplace with marble effect mantle surround and hearth. Carpeted flooring, pendant lighting, central heating radiator. The dining area has recessed lighting, central heating radiator. External door provides direct access to the front garden and the large glazed panels provide picture postcard views across the water. Ample room for freestanding dining and lounge furniture.

#### Kitchen 4.8m x 3.1m

Galley style kitchen with matching wall and base units, contrasting worktop space, 5 burner gas hob with stainless steel chimney extractor fan, inbuilt oven and grill and stainless steel sink with tile splashbacks. Laminate flooring, window with views to the rear, strip lighting, inbuilt cupboard housing boiler with additional shelved storage space. The wider kitchen entrance allows room for a small table and two chairs. Power and plumbing for freestanding white goods. Access door to the utility room.

#### Utility Room 2.6m x 2.4m

Good sized space with power and plumbing for white goods, matching wall and base units to the kitchen providing handy additional storage. Worktop space, stainless steel sink with tiled splashbacks, window views to the side and rear door access to back garden.

#### Hall

The hall off the kitchen has a loft hatch access with drop down ladder to the partly floored loft, a meter cupboard and central heating radiator. The inner hall to the bedrooms and bathroom is carpeted with a large in-built cupboard with shelving, central heating radiator, smoke detector and dual pendant lighting. 2nd entrance door to lounge from hall.

#### Bedroom one 2.8m x 2.6m

Double bedroom, light and bright from the rear facing window. Carpeted flooring, central heating radiator, pendant lighting and ample room for freestanding bedroom furniture.

#### Bedroom two 3.8m x 2.6m

Sizeable double bedroom with window views to the rear. Carpeted flooring, central heating radiator, ample power points, pendant lighting with space for freestanding bedroom furniture.

#### Bedroom three Master 3.8m x 3.8m

Large double bedroom, dual aspect views streaming lots of natural light into the room and providing fantastic scenic loch views. A row of inbuilt wardrobes with additional matching cabinets ensure there is plenty of storage space. Carpeted flooring, feature pendant lighting, TV point and central heating radiator.

#### En-Suite 2.2m x 1.7m

White three piece suite, shower enclosure with Gainsborough electric shower, tiled splashbacks W/C and WHB. Heated towel rail, carpeted flooring, circular ceiling lighting and opaque window.

#### Bathroom 2.6m x 1.7m

White three piece suite, bath with Gainsborough electric shower and screen over bath, tiled splashbacks, WC and WHB with vanity unit. Heated towel rail, vinyl tile flooring, Dimplex wall heater and opaque window.

#### Double Garage

The property boasts a large detached garage/workshop with power and light. Built of rendered brick and timber construction. The garage has a concrete floor with timber single glazed windows and an up and over door.

#### Summer House 2.3m x 2.3m

Set on an elevated position above the house offering superb views towards Loch Fyne. Room for inside seating to create a cosy space while the decking area allows you to be closer to nature, relax and fully enjoy your surroundings.

#### Outside area

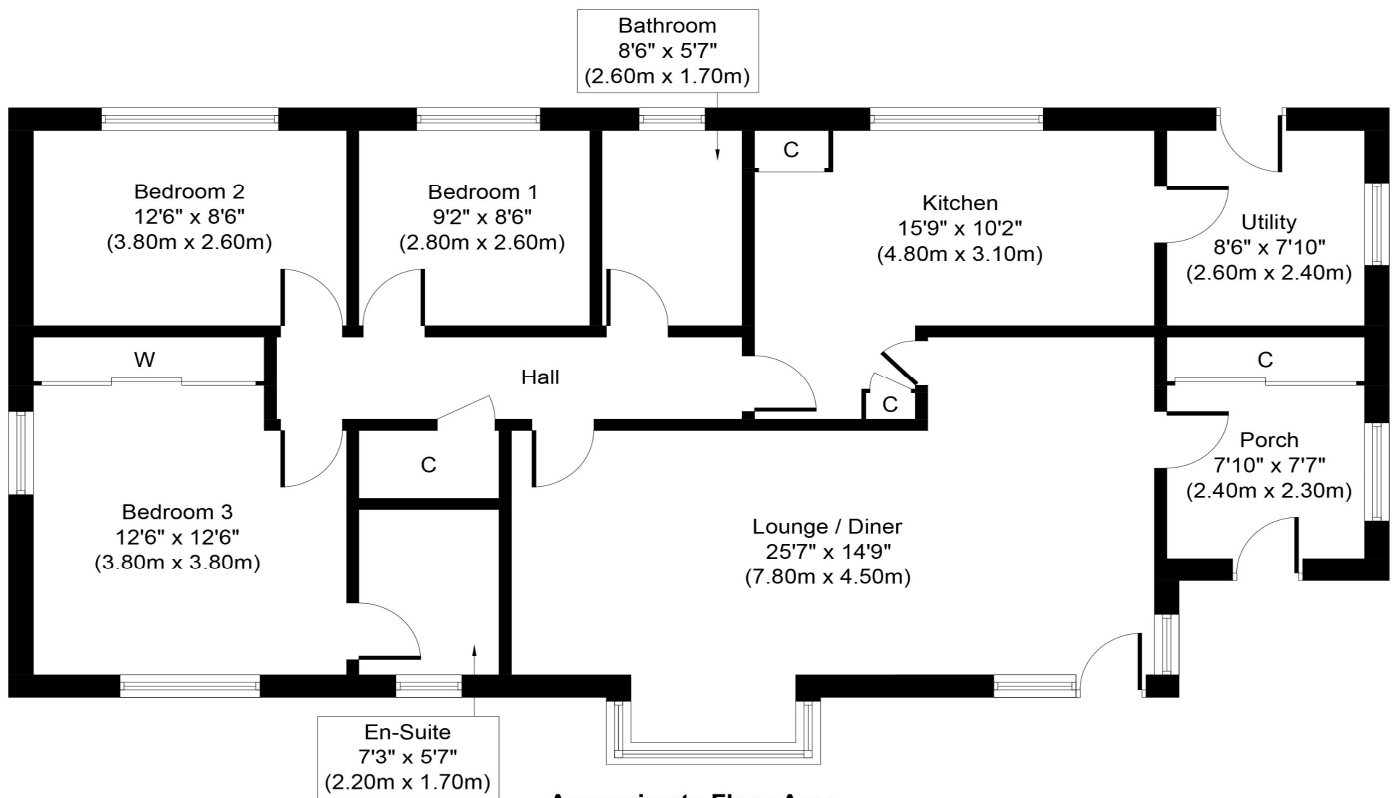
House has substantial garden grounds and sloping woodland extending to approx 1.25 acres. An additional land of approx 0.8 acre with outline planning permission for a 1 ½ Storey dwelling until September 2023 is included in the sale. There is a private drive and parking is available for several vehicles to the front and side of the property. The front garden is mainly laid to lawn ideal for family recreation and an additional separate decking area takes full advantage of the surrounding scenery. There are a range of trees and shrubs providing year round seasonal colour, while there are several small woodland trails to be enjoyed and explored. There is a shed next to the garage and additional wooden stores at the end of the garden.

#### Please note

The property is of an upgraded Dorran construction with structural report available. Insulation and render has been upgraded to improve the efficiency and longevity of the building. Paperwork available at point of viewing. Mortgage finance is available through some high street lenders.

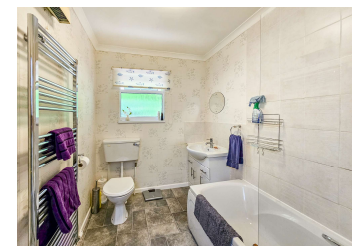
#### Location

Lochgair is an attractive and sheltered ribbon settlement of homes and The property is within a few minutes walk to the pretty sheltered bay of Loch Gair and the local hotel. There are also many varied walking routes from the nearby forestry car parks. Lochgilphead is about 8 miles to the southwest and has a fine range of local shops, services and supermarkets which easily cater to everyday needs and fuller weekly shops. Lochgilphead has a health care centre as well as a library, a good range of professional services and is home to the Mid Argyll swimming pool. Primary and secondary schooling is available in Lochgilphead. The town also benefits from a newly re-vamped front green offering outdoor activities for all the family. Inveraray (16 miles) has an extensive range of popular tourist shops and a number of friendly local hotels, country pubs and restaurants. Oban is about 44 miles to the northwest where there are further larger shops and services, Glasgow City is about 78 miles to the southeast and offers a full range of higher and further education services as well as all the cultural and professional services normally connected with a major city. The A83 and A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper service to London. The local area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. Sea, river and loch fishing is also available in the area as are a number of local events on throughout the year. For sailors, the sea lochs of the west of Scotland offer safe anchorages as well as spectacular coastal sailing; there are marina and chandlery services at Ardrishaig, Tarbert, south at Portavadie and in the northwest via the Crinan canal at Ardfern in Loch Craignish for easy western isles and north coast access. Citylink/West Coast Motors run a regular bus service from Campbeltown to Glasgow for those wishing to use public transport. The local bus stops connect all the villages and towns on this route 3 times per day.



**Approximate Floor Area**  
**1237 Sq. ft.**  
**(114.9 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Marketing upgrades available on request

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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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