



## 1 Bed Semi Detached Bungalow

Guide Price: £95,000

19 Duntrune Place, Kilmory, Lochgilphead, Argyll, PA31 8TT

Ideal starter or retirement home with elevated Loch views. Located in a popular area of town and close to the local school and amenities. Private driveway for 3 - 4 vehicles, recent carport with bespoke timber garden shed to the rear and enclosed south facing gardens. There is an additional allocated parking space on Duntrune Place. This fitting property comprises; Lounge/diner, kitchen, double bedroom and shower room. The property further benefits from a Morso wood burning stove, loft storage, panel heaters and double glazing. High speed broadband, 4G and digital television are available.



  
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#### Entrance

Glazed UVPC exterior door leads into lounge/diner from front gardens with anti-slip dirt catcher threshold matting. Exterior opaque glazed entrance door to the rear leads to kitchen from driveway and car port.

#### Lounge/diner

The delightful room with south facing window offering beautiful 180 degree elevated views over Loch Gilp and the countryside views beyond. A wood burning stove with glass hearth and exposed flue, grey oak effect laminate flooring, feature pendant lighting and spotlighting, smoke detector, tv point, phone and socket points.

#### Kitchen

Light and bright with dual aspect views to the side and rear. Opaque glazed UVPC door giving access to rear car port, drying line and garden shed. Matching wall and base units including glass display cabinets, ample worktop space, tiled splashbacks and integrated fridge, 3 zone hob, two inbuilt ovens, one is a standard size oven and grill, the other is a smaller oven and microwave. Vinyl flooring, spotlighting, stainless steel sink with mixer tap, socket points, smoke and heat detector, plumbing and electric for white goods.

#### Inner hallway

Carpeted with pendant lighting, inbuilt storage cupboard with coat hanging, shelving and further book/display shelving. Loft hatch access.

#### Bedroom

Good size double bedroom with window views to rear. Carpeted flooring, pendant lighting, inbuilt mirrored wardrobe, socket points, electric panel heater, smoke detector and space for additional freestanding furniture.

#### Shower room

White 3 piece suite with walk in shower enclosure, glazed screen and Triton electric shower. Laminate flooring, WC and WHB with vanity storage below. Mirrored wall cabinet, heated towel rail, opaque window to front, wall mounted mirrored vanity cabinet, flush ceiling light, wall mounted towel shelf and Dimplex wall heater,

#### Outdoor Space

Large private gravel driveway with gated entrances and car port. The south facing, easily maintained front garden has lawn area with a seasonal mix of plants and shrubs in surrounding borders and bedding areas. Two raised beds with mature fruit bushes and potential for growing veg. Hedge and fenced boundaries, slabbed pathway leads to the front entrance and wraps around the side. Large timber shed with shelving, power and light under the carport with drying line.

#### Location

The property is a short walk to the local schools and amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, garages and banks. The local countryside is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities. Blarbuie and Kilmory woods to the west and east are both a short walk/ a mile away. The neighbouring town of Ardrishaig sits on Loch Fyne at the eastern end of the Crinan Canal which provides a link for yachts and small motor craft to the popular sailing waters off the west coast of Scotland and around the Hebrides. Loch Fyne itself opens out into the Firth of Clyde. Other outdoor pursuits in the area include a bowling club, tennis court, fishing, hill walking, mountain biking, horse riding and climbing. The ferries to the islands of Arran, Islay and Gigha are just a short drive away. Various local events are held throughout the year.

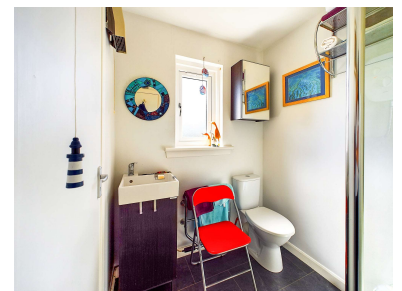
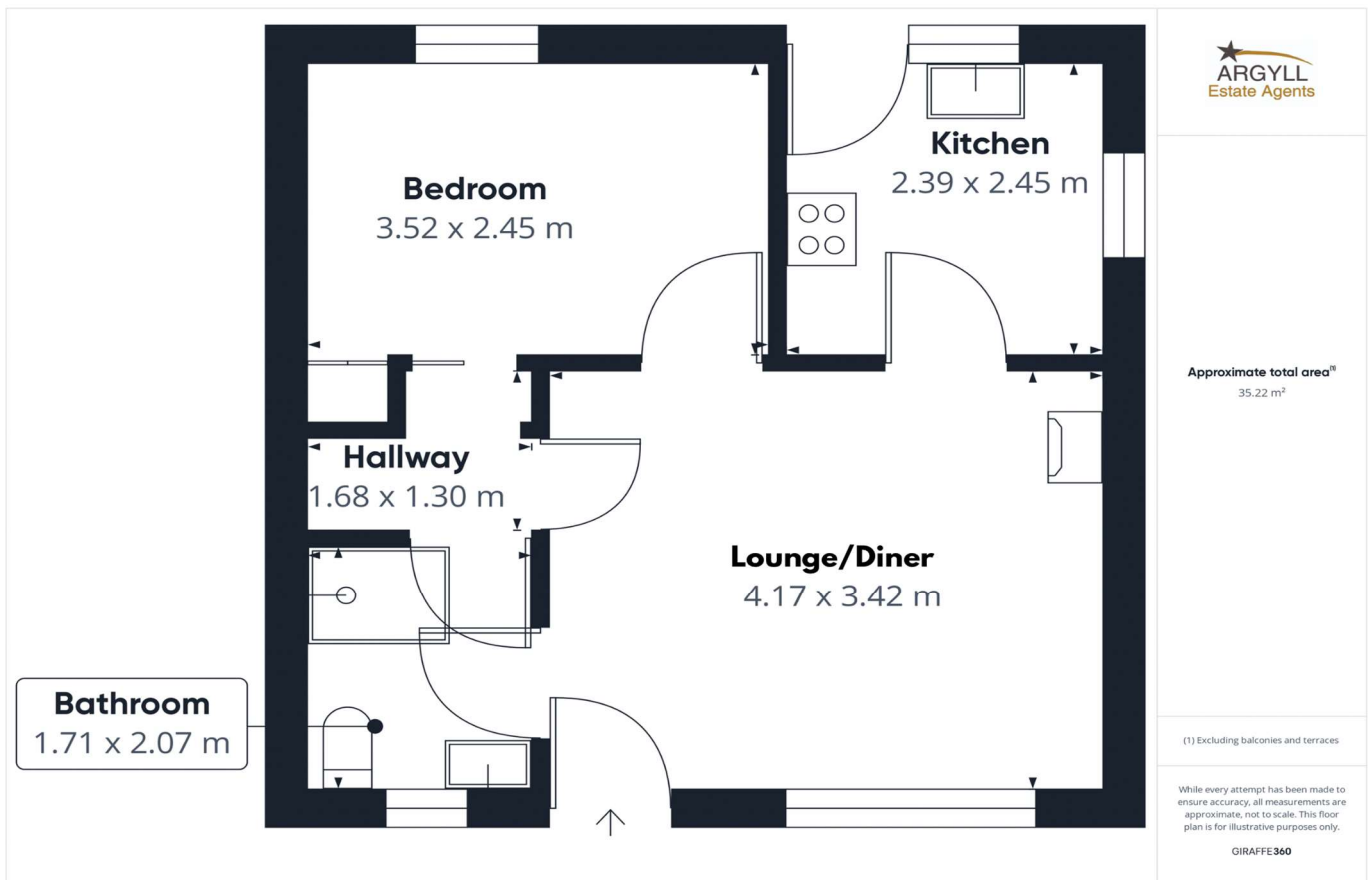
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**Lochgilphead Office:**  
20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Office:** 01546 607045  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)



**Oban Office:**  
3 Combie Street, Oban  
Argyll PA34 4HN

**Office:** 01631 561130  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)

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