



## 5 Bedroom Detached Bungalow

Guide Price: £325,000

Caol Ila, Whitegates Road, Lochgilphead, Argyll, PA31 8SY

Generous family home with countryside views and a good size private garden. Located in a particularly popular area of Lochgilphead, just a short walk from the local school and all the town amenities. Comprising; Lounge, breakfasting kitchen, dining room, 1 master bedroom with en suite, 4 double bedrooms, and a family bathroom. The property further benefits from loft space, lots of storage throughout, detached single garage/workshop, private driveway with parking for multiple vehicles, raised decking/bbq area, greenhouse, LPG central heating and double glazing. Highspeed broadband, 4G and digital television are available.



  
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#### Entrance porch 1.75m x 1.75m

Glazed timber door to front porch with window views to front. Carpeted flooring, pendant lighting and central heating radiator. Leads to carpeted inner hallway.

#### Hallway 4.59m x 1.73m

Provides lots of space for freestanding hallway furniture or coat hanging. Two central heating radiators, socket points, feature pedant lighting, loft hatch access and two household storage cupboards. Hallway leads to bedrooms 2,3,4,5, kitchen, lounge and family bathroom.

#### Lounge 5.53m x 4.28m

Substantial sized lounge, light and bright with dual picture windows offering beautiful countryside views towards Loch Gilp. and towards loch Fyne. Carpeted flooring, two central heating radiators and feature electric fire suite with ivory marble effect surround and mantle. TV and phone point, ample socket points, feature pendant lighting. Glazed opaque doors lead to dining room. Plenty of space for freestanding lounge furniture.

#### Breakfasting kitchen 5.50m x 3.62m

Large kitchen with lots of space for freestanding dining furniture and kitchen dresser. Dual window views to rear gardens. Matching shaker style wall and base units with full height T bar handles. Various storage options including glass display cabinets and two large inbuilt pantry cupboards. Contrasting marble effect worktops, stainless steel 1 ½ sink with draining board, swan neck mixer tap and tiled splashbacks. Feature spotlighting, space and plumbing for white goods, central heating radiator, vinyl flooring.

#### Dining room 5.73m x 3.49m

Accessed from utility area just off the kitchen and through opaque glazed doors from lounge. Spacious dining room with dual aspect full height window views to front and side providing lots of natural light. Wallpaper coverings, carpeted flooring, feature pendant ceiling lighting, wall mounted lighting and socket points.

#### Utility 3.61m x 1.90m

UVPC entrance door from rear garden into utility area with coat hanging and space for outdoor footwear. Matching wall and base units and plenty of worktop space. Stainless steel sink, tiled splashbacks, rear garden window view. Tile effect vinyl flooring, space and plumbing for white goods, socket points, central heating radiator, feature ceiling light, clothes pulley, loft hatch access. Accessed from rear entrance door or kitchen/diner and leads to the WC and dining room.

#### WC 1.92m x 0.91m

Two piece suite with white WC and WHB. Opaque window views to rear. Central heating radiator, tile effect vinyl flooring, tiled splashbacks and pendant lighting.

#### Bedroom one 3.60m x 2.73m

Double bedroom with window views to the side. Carpeted flooring, feature pendant lighting and ample socket points. Located from utility area.

#### Bedroom two 3.53m x 3.11m

Good sized double bedroom with window views to the front. Carpeted flooring, central heating radiator, double inbuilt wardrobes with sliding doors, pendant lighting, socket points. Ample space for freestanding bedroom furniture.

#### Bedroom three 3.04m x 2.53m

Small double bedroom could be an ideal home office/study with window views to the rear. Carpeted flooring, feature pendant lighting and ample socket points. Space for freestanding bedroom/office furniture.

#### Bedroom four 3.04m x 2.88m

Good size double bedroom with double inbuilt wardrobes, carpeted flooring, pendant lighting, central heating radiator, window views to the rear, socket points, space for free standing bedroom furniture.

#### Master Bedroom five (ensuite) 4.22m x 3.15m

Large double bedroom with garden and countryside views to front. Double inbuilt mirrored wardrobes, carpeted flooring, pendant lighting, central heating radiator, socket points, plenty space for free standing bedroom furniture.

#### Ensuite 3.02m x 1.21m

Three piece suite with WHB, WC and Mira electric shower, walk in glazed enclosure. Tiled splashbacks, tile effect vinyl flooring, central heating radiator, heated towel rail, wall mounted mirror, vanity unit and shelving, extractor fan, opaque window views to side and pendant lighting.

#### Family bathroom 2.65m x 1.72m

Three piece suite with Bath with mixer tap, overhead thermostatic shower with glass screen over bath, WHB and WC. Opaque window to rear. Grey oak effect vinyl flooring, wall mounted vanity cabinet and heated towel rail, feature ceiling light.

#### Garage/Workshop 4.8m x 2.7m

Single garage with concrete floor, up and over access door and plenty of space for tools, boating equipment, bikes or a small vehicle.

#### Outside area

Well established garden grounds front side and rear with a mixed range of mature trees and shrubs. Boundary fencing and hedging provide a good deal of privacy all around. Tarmac driveway with parking for multiple vehicles/boat. Greenhouse and refuse storage area. Slabbed and gravel pathways lead you around the substantial garden grounds which have areas mainly laid to lawn with several seating areas, a small veg patch and raised beds. Raised decked area to front for bbq's or relaxing in the evening sun.

#### Location

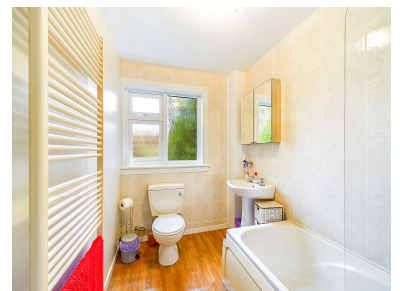
The property is situated in a desirable area of the town only a short walk to the local schools and amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, garages and banks. Restaurants and cafes include the Coriander, Café 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Caimbaan Hotel, The Grey Gull Hotel and the Rumbly Tumbly cafe. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

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