



## 3 Bed Detached Bungalow

Helinsa, Kilduskland Road, Ardrishaig, Argyll, PA30 8HE

Fixed Price: £229,950

Nestled in the heart of Ardrishaig, 'Helinsa' is the ideal forever home due to its close proximity to local schools and amenities. Situated in a prime residential location, the bungalow provides easy access to daily essentials, and its elevated position allows for views of Loch Fyne. The property features a delightful conservatory for relaxation or entertaining guests, alongside a greenhouse, veg patch and complimentary timber store for garden and outdoor equipment. Comprising; Lounge, kitchen/diner, master double bedroom with en suite WC, two further double bedrooms, family shower room and utility area. The property further benefits from an open fire, energy efficient quantum heating, ample storage throughout, loft storage space, private driveway parking for two vehicles, log store and patio seating area. Highspeed broadband, 4G and digital television are available. EPC rating D56 - Council Tax Band E.



Entry from the front on Kilduskland Rd is through a UPVC door with opaque glazing to porch. Carpeted flooring, inbuilt storage cupboard and space for outdoor clothing. Inner hallway has space for hallway furniture, carpeted flooring, socket points, Dimplex Quantum heater, loft hatch access and pendant lighting.

#### Lounge 4.79m x 3.59m

Accessed from hallway or kitchen/diner through opaque glazed doors this is a wonderful family space with full height windows and elevated loch views to the front. Overlooking the garden and veg patch which welcomes local birds in abundance. Carpeted flooring, space for lounge furniture, Dimplex Quantum heater, open fire with Lakeland stone surround, inbuilt cupboard, downlights, 3 wall mounted uplighters, socket points, tv point, and smoke detector.

#### Kitchen/Diner 5.30m x 3.55m

Welcoming open plan space for entertaining and enjoying family meals. Natural light from kitchen window and conservatory. Country style wall and base units with various storage options throughout. Kitchen area has vinyl flooring, strip lighting, space for freestanding cooker, extractor hood above, tiled splashbacks, composite sink with mixer tap, heated towel rail and smoke detector. Dining area has carpeted flooring with space for large table and chairs. Feature lighting and Dimplex Quantum heater. Access through glazed patio doors to the conservatory.

#### Conservatory 3.88m x 3.69m

Light and bright additional living space perfect entertainment or relaxing with views and access to the garden and patio area. Plenty room for conservatory furniture, fan operated lighting, laminate flooring inbuilt blinds and socket points.

#### Utility area 5.78m x 1.60m

Extended side porch and utility area with exterior access from the side of the property and internally from the kitchen. Large utility room with space and plumbing for multiple white goods. Dual aspect window views to rear and side. Base units, worktop space, socket points, strip lighting and clothes pulley.

#### Bedroom one (master) 4.12m x 2.67m

Double bedroom with windows to rear gardens and access to a 2piece WC en suite. Carpeted flooring, space for bedroom furniture, socket points and wall mounted panel heater. Ample space for freestanding bedroom furniture.

#### En suite WC 1.83m x 1.13m

Two piece suite with WHB with mixer tap and WC. Mosaic tiled splashbacks and vanity storage beneath WHB. Large storage area with shelving. Wall mounted mirror, shelf and opaque window to rear.

#### Bedroom Two 3.51m x 2.02m

Modest double bedroom with window views to the front. Carpeted flooring, inbuilt wardrobe, pendant lighting and socket points. Space for freestanding bedroom furniture.

#### Bedroom Three 4.50m x 2.63m

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

#### Shower room 2.60m x 1.82m

Modern three piece suite with large walk in shower enclosure, Mira electric shower and glazed screen, large WHB with mixer tap and WC. Tiling to floor and splashbacks. Wall mounted mirror with vanity shelf, opaque window to rear, heated towel rail, wall mounted Dimplex heater, extractor fan and pendant lighting.

#### Outdoor space

Stone wall to front with timber fencing define boundary. Elevated position mainly laid to lawn with plentiful annual flowering shrubs. Slabbed patio area to rear with adjacent conservatory entry door at rear. Timber shed, log store and greenhouse. Veg patch, various trees and established bushes around the plot welcoming local wildlife. Outside tap, refuse storage and parking bay to the rear at street level with monobloc pathway to side door and utility/porch.

#### Location

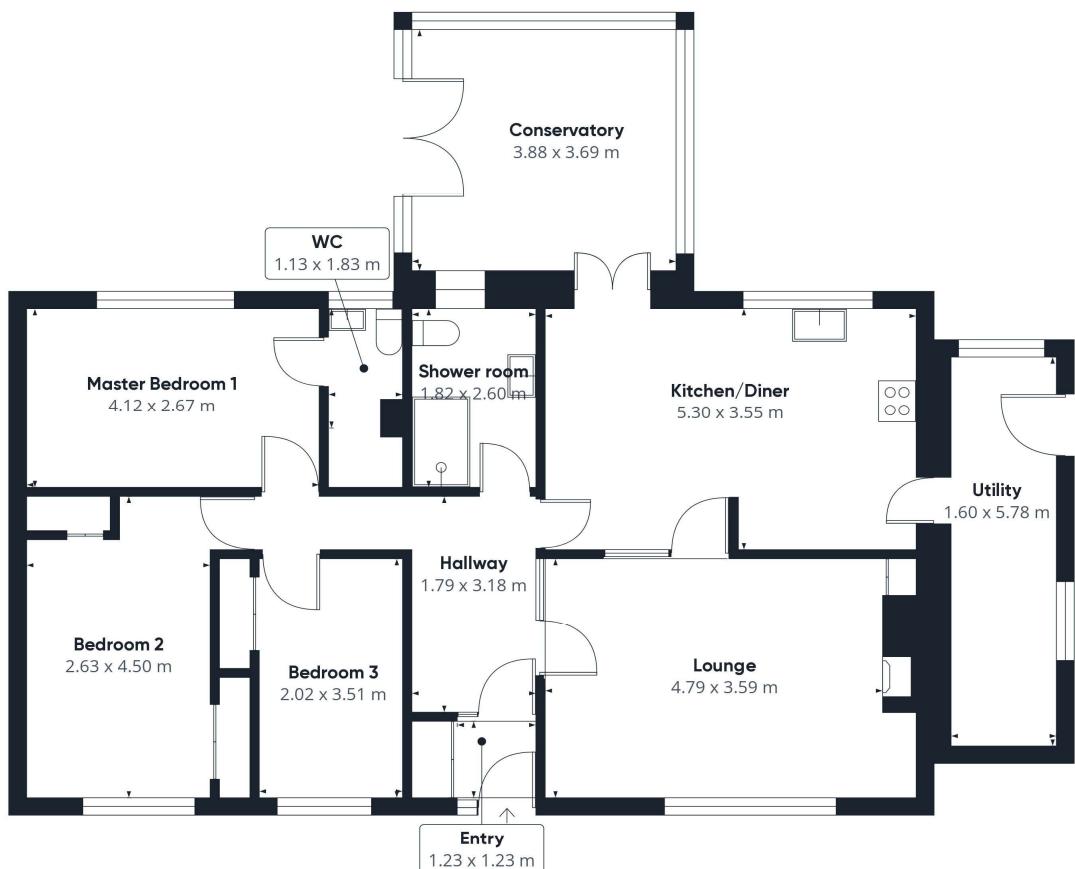
The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, The Rumblin' Tum Cafe and many more. Ardrishaig also has Tennis courts, a sailing club, a couple of small local pubs and the Grey Gull hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has a newly revamped front green (providing outdoor family space), sports facilities, a supermarket, more local shops, restaurants, local Hospital, Dentist, Vets and Opticians.

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