

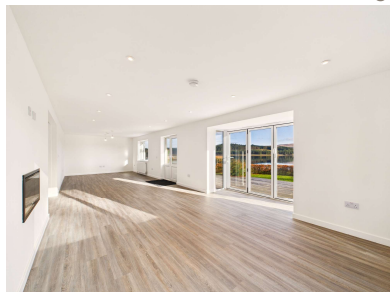


3 Bed Detached House

Guide Price: £425,000

Tigh-Na-Torran, Lochgair, by Lochgilphead, Argyll, PA31 8SD

Recently renovated family home with dramatic loch views and shore access to Loch Gair and Loch Fyne beyond. A rare turnkey property in a truly desirable coastal setting with private mooring and launching facilities nearby. Tigh-Na-Torran has been completely renovated throughout providing an open plan living/dining area linked to the recently installed kitchen, a ground floor double bedroom, family bathroom, utility room and WC. First floor accommodation consists of 2 generous master bedrooms with private en suites and bright landing with home office space. The popular sailing village of Lochgair sits on a sheltered inlet of Loch Fyne, Providing good road links to nearby Lochgilphead, Inveraray and Glasgow. The location combines peaceful rural charm with accessibility: it's a semi-rural retreat yet well connected. For sailing enthusiasts, Loch Gair is especially attractive — the sheltered waters provide safe anchorage with launch slipways nearby. The village's landscape of woodland and open meadows wraps gently around the loch, creating a perfect backdrop for local wildlife. The property benefits from oil central heating, a large attached garage/workshop, double glazing, bi-folding patio doors to loch facing deck, new flooring throughout, wrap around gardens with private driveway with ample space for vehicles and boat storage. Broadband, 4G and digital television available at the property. Council tax band E - EPC rating C75.




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Open plan Lounge/Diner 11.65m x 3.54m

A generous open-plan living and dining area, filled with natural light through full-height glazed bi-fold doors that lead out to the loch facing deck. Dual-aspect windows to the front and side frame the views and fill the room with daylight with ample space for both lounge and dining furniture. The room is finished with timber-effect vinyl tile flooring, spotlighting, pendant lighting, two central heating radiators, focal point inset electric fire and a wall-mounted TV point above.

Kitchen Area 6.36m x 3.61m

The brand-new kitchen boasts shaker-style base cabinets, complemented by generous worktops and a stainless-steel sink under the side-facing window. The space is equipped with integrated appliances: oven and grill, four-zone halogen hob with extractor hood above, dishwasher and a dedicated space for a large fridge-freezer. Additional touches include spotlighting and a vertical radiator, all combining to deliver a highly functional yet stylish workspace.

Utility Room 4.48m x 3.83m

Located just off the kitchen to the rear of the property, the utility room continues the design cohesion with matching base units and timber-effect vinyl tile flooring. It offers a stainless-steel sink, dual-aspect windows to the side and rear with direct access to the rear garden with drying green. Good size storage cupboard that's ideal for stowing cleaning essentials.

WC 1.63m x 0.89m

Conveniently placed within the utility area for garden access. featuring the same timber-effect vinyl tile flooring, a WC, a wash-hand basin, pendant lighting, and an extractor fan, all in a clean and modern finish.

Bedroom Three 3.55m x 3.23m

Good size ground floor double bedroom offers newly carpeted flooring, central heating radiator, pendant lighting, and a window overlooking the rear garden. Ample space for freestanding furniture. The family bathroom is ideally located on the passageway on the way to the bedroom.

Bathroom 2.62m x 1.81m

Modern and thoughtfully designed with a thermostatic shower and screen over the bath, WC, and a wash-hand basin set on a wall mounted vanity storage unit. Wet wall panels, tile effect vinyl flooring, heated towel rail, pendant light, and extractor fan.

First floor

A carpeted staircase with a timber balustrade to midway landing offering windows to the rear garden and side, then four more stairs bring you to the first-floor landing, which is carpeted with spotlighting, an inbuilt cupboard, and a central heating radiator.

Open plan office space 3.59m x 2.86m

This bright, open-plan office space features Velux windows to the side and window to the rear, offering lovely views across the garden. Freshly carpeted, spotlights and central heating radiator — perfect for remote working or a quiet reading area

Master Bedroom One 7.42m x 4.45m

A truly special master bedroom. With dual-aspect windows to the front and side, every outlook offers spectacular elevated views over Loch Gair towards Loch Fyne. The room is newly carpeted, spacious enough for a full bedroom suite, and softly lit with both spotlighting and pendant lights.

En suite Bathroom 2.13m x 2.11m

The en-suite continues the luxury: tiled flooring, metro-style wall tiles, and a contemporary three-piece suite including a bath with a thermostatic shower above, complete with rainfall and handheld shower heads, all set behind a glazed screen. There's a modern basin with built-in vanity storage, WC, Velux window to the rear, heated towel rail, spotlighting, and extractor fan.

Master Bedroom Two 4.45m x 3.68m

King size bedroom with en suite facilities. freshly carpeted throughout and benefiting from dual-aspect windows that frame elevated loch views to the front and garden views to the side. There is a central heating radiator, pendant lighting, and a generous walk-in wardrobe, plus plenty of room for additional bedroom furniture.

En suite Shower Room 2.34m x 1.85m

Beautifully modern, with tiled flooring, a new three-piece suite with a stylish quadrant shower enclosure lined with chic teal-green rectangular tiles, enclosed by a curved glazed screen. A square WHB with a mixer tap, WC, Velux window, heated towel rail, spotlighting, and an extractor fan complete the space.

Garage/Workshop 6.95m x 5.90m

Substantial attached garage/workshop, offering a highly versatile space ideal for both practical use and secure storage. Set on a solid concrete base, the garage features double barn doors to the front for easy vehicle, boat or equipment access, along with a pedestrian door to the rear for convenient entry from the rear garden. Inside, the generous floor area provides ample room for workbenches, tool storage, and hobby or project space, all supported by full electrics, plumbing, and strip lighting for year-round use. Given the home's sought-after lochside setting, this garage/workshop is particularly valuable for boating enthusiasts, offering exceptional capacity for storing sailing gear, water-sports equipment, outboard motors, kayaks, paddleboards, and maintenance tools. It enhances the property's appeal even further, providing practical accommodation for everything needed to make the most of life on Loch Gair.

Grounds

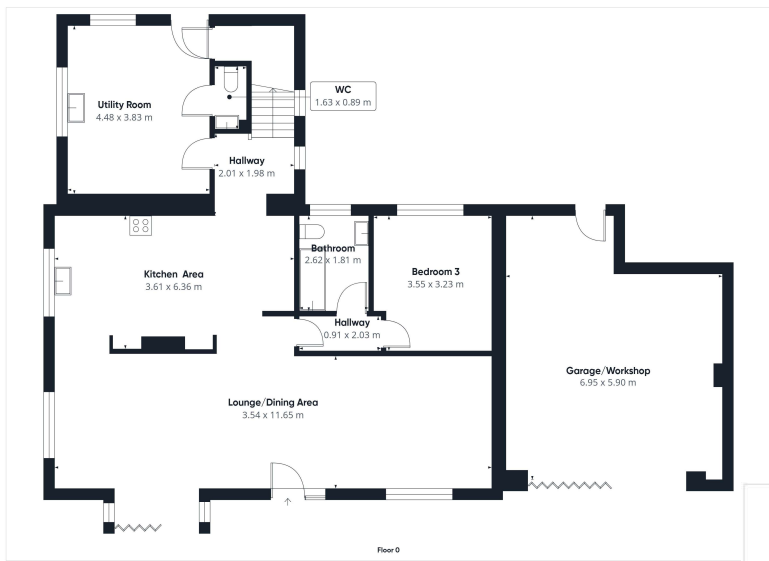
The property enjoys generous grounds that make the most of its lochside setting. To the front, a spacious stone-chipped driveway provides ample parking for multiple vehicles as well as excellent space for boat storage, perfectly complementing the home's appeal to sailing enthusiasts. Beside the driveway lies a large, level lawn area, neatly enclosed by mature hedging to offer both privacy and shelter. A timber raised deck sits directly outside the open plan lounge-diner, accessed through the full-height bi-folding doors. This elevated, south-facing deck creates an outstanding vantage point from which to enjoy the surrounding landscape and the panoramic views of Loch Gair — a superb spot for morning coffee or relaxing evenings. To the rear of the property is a further lawned garden, enriched by established shrubs and mature trees, including rhododendrons, azaleas, and other seasonal plantings that bring colour throughout the year. The rear garden also provides pedestrian access into the attached garage/workshop. Local wildlife is frequently seen enjoying the quiet surroundings, enhancing the sense of peace and connection with nature. An older timber shed sits toward the back of the garden.

Location

Lochgair is an attractive and sheltered ribbon settlement of homes sheltered on the bay of Loch Gair and the local hotel. There are also many varied walking routes from the nearby forestry car parks. Lochgilphead is around 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 approx 47 miles to the northwest where there are further larger shops and services, Glasgow City is approx 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. 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.

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