



## 3 Bed Detached Bungalow

Guide Price: £250,000

7 Pipers Road, Cairnbaan, by Lochgilphead, Argyll, PA31 8UF

Modern family home all on one level, presented in walk-in condition with contemporary interiors throughout. A flexible layout with open plan lounge, kitchen diner, 3 double bedrooms, family bathroom, small home office and porch. The property boasts air source central heating, Multifuel stove, double glazing, detached garage, timber workshop, log storage, tool shed, decking to the front and rear, covered utility, bbq and hot tub zones. Private mono block parking for multiple vehicles or boat storage. Enclosed rear garden laid mainly to lawn providing a child and pet safe environment. Cairnbaan and the surrounding area are renowned for their natural beauty and outdoor lifestyle. The iconic Crinan Canal is nearby, providing scenic walks and boating opportunities, while local paths and cycle routes offer endless ways to explore the countryside. With shops, schools, and amenities within easy reach in Lochgilphead, this home perfectly balances peaceful village life with practical convenience and is an exceptional opportunity for those seeking a contemporary home in a tranquil setting, ready to move into and enjoy from day one. Broadband, 4G and digital television are available at the property. EPC rating C72 - Council tax band D



  
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#### Entrance Porch 3.53m x 1.63m

The entrance porch is a versatile and practical space, ideal for everyday living. It provides ample room for outdoor footwear and coats, with convenient wall-mounted hooks and shelving for additional storage. A small worktop and kitchen-style cabinet, along with space for a tumble dryer. Tiled flooring, spot lighting, and multiple socket points. Access is provided via a door from the front of the property and a second door leading directly to the rear deck and garden, creating a seamless connection between indoor and outdoor living to the front and rear.

#### Open-Plan Kitchen/Dining/Lounge area 9.62m x 3.57m

The open-plan kitchen, dining, and lounge area forms the heart of the home, designed for both modern living and relaxed family gatherings. Oak effect flooring continues throughout the room with three windows allowing natural light to flood in.

The kitchen is fitted with contemporary cabinets complemented by solid oak worktops, providing a stylish and practical workspace. A large pantry cupboard offers excellent storage. Space and plumbing for white goods, ceramic sink with a swan-neck mixer tap, a four-zone electric hob, oven and grill, with overhead extractor hood. Grey metro-style splashback tiles and spotlighting complete the modern aesthetic, while a wall-mounted central heating heater ensures warmth and comfort. A breakfast bar provides space for three.

The dining area flows seamlessly from the kitchen and offers ample room for family dining, with a feature pendant light above. Window outlook to front decking and rural scene beyond.

The lounge area continues the light and airy feel, with a multifuel stove set on a tiled hearth creating a cosy focal point. Complemented by rural views, two centrally heated radiators, spotlighting, TV point and ample space for lounge furniture.

#### Inner Hallway 5.55m x 1.07m

The inner hallway provides a welcoming and practical transition through the home, featuring laminate flooring and a central heating radiator. Modern spotlighting illuminates the space. Large double storage cupboard with shelving. Loft access is conveniently located within the hallway.

#### Bedroom One 3.51m x 3.39m

Bedroom one is a generously proportioned double, offering ample space for freestanding furniture. Double in-built mirrored wardrobes, a central heating radiator, and carpeted flooring, creating a cosy and inviting atmosphere. Pendant lighting illuminates the room, a wall-mounted TV point adds modern convenience, and a window overlooks the rear garden, bringing in natural light and peaceful views.

#### Bedroom Two 2.92m x 2.70m

Double bedroom, offering space for freestanding furniture, double in-built mirrored wardrobes, a central heating radiator, and carpeted flooring, creating a comfortable and inviting space. Pendant lighting illuminates the room, a window to the rear garden brings in natural light and peaceful views, and multiple socket points provide practical convenience.

#### Bedroom Three 2.91m x 2.69m

Bedroom three is a comfortable double. In-built mirrored wardrobes, a central heating radiator, and carpeted flooring, creating a cosy and practical environment. Pendant lighting and window to the rear.

#### Study 1.59m x 1.20m

Previously the side door entrance. The home office area has been thoughtfully converted to create a quiet workspace. It features a window overlooking the side of the property, filling the room with natural light. Carpeted flooring adds warmth underfoot and a handcrafted, locally made sycamore wooden desk forms the centrepiece of the room. Bespoke sycamore wooden shelving running around the upper perimeter of the walls, perfect for books, filing or display items. There is also space for a small piece of additional storage furniture, and multiple socket points are provided for office equipment, making this a highly functional and stylish workspace within the home.

#### Bathroom 2.28m x 1.94m

The bathroom is both contemporary and stylish, finished in a calming palette of grey and white. It features a D-shaped bath with corner taps and an electric overhead shower and curved glazed screen. Concealed shelving at the end of the bath provides practical storage. A modern WC with a concealed cistern and a wash-hand basin set within an inbuilt vanity unit offer sleek, integrated storage. A wall-mounted LED mirror, tiled flooring, spotlighting, and an extractor fan complete the design, creating a bright, modern space that is both functional and inviting.

#### Grounds

The property sits within a well-maintained plot, with thoughtfully designed outdoor spaces that combine practicality with lifestyle appeal. To the front and side, a monobloc driveway provides ample parking. Raised decking stretches across the front of the home, complete with underbuilt storage and integrated deck lighting, creating a welcoming space for outdoor seating.

The rear garden is a gently sloping lawn enclosed by fencing, making it a safe and secure space for children and pets. A large deck patio at the back offers an ideal area for outdoor entertaining and relaxation. Covered hot tub area with power and plumbing. A stone-chipped section provides space for potted plants, while a covered area within the decking incorporates a rustic-style outdoor sink and cabinets—perfect for washing up after a bbq or gardening.

#### Garage 5.2m x 2.62m

A detached garage is positioned to the side of the property, featuring a concrete base, up and over door, power and lighting.

#### Workshop 4.8m x 3m

Positioned in the rear garden, a timber outbuilding offers a versatile workshop with power, lighting, fully insulated space for workbenches, shelving and windows. An ideal space for DIY, crafts, or projects. Attached is a practical tool shed and log storage, keeping tools and firewood neatly organised. A perfect blend of functionality and flexibility, this outbuilding enhances the utility of the garden.

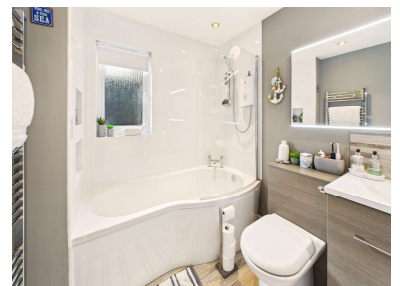
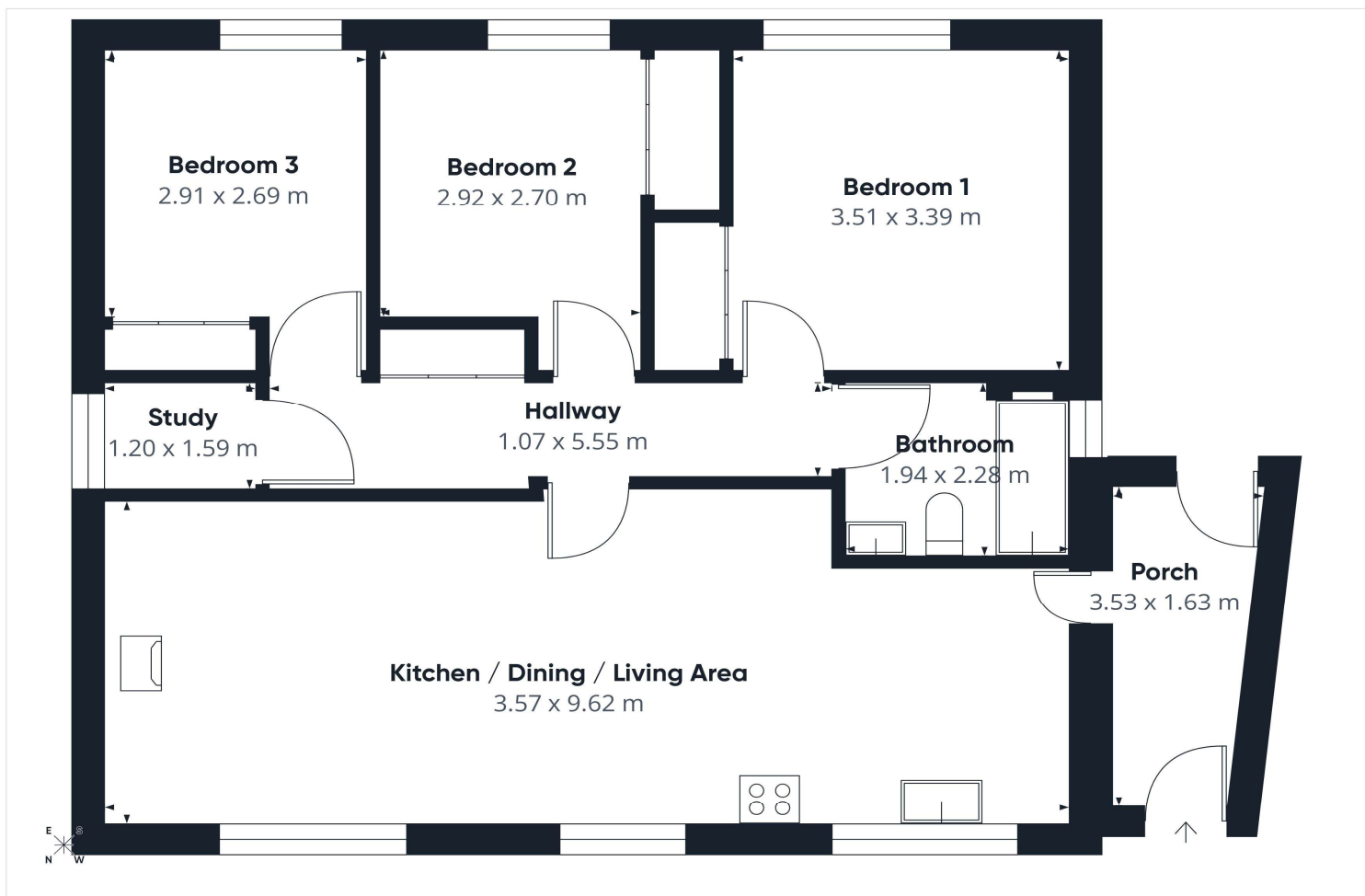
#### Location

The picturesque Crinan Canal is one of the main focal points of the village which stretches 9 miles from the village of Ardrishaig on Loch Fyne to Crinan on the sound of Jura. The Cairnbaan Hotel is under new ownership and currently being renovated for re-opening soon. Lochgilphead is only a five minute drive by car and provides many local amenities including speciality shops, eating places, hospital, school, and many sports facilities. The established boating centres of Crinan, Tayvallich, Ardfarn and Craobh Haven are all within easy reach.

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