



## 3 Bed Detached Bungalow

Guide Price: £280,000

3 Carnasserie Place, Kilmory, Lochgilphead, Argyll, PA31 8TW

A well presented and maintained family home, tucked into the corner of a quiet cul-de-sac of similar homes within a popular residential area of Lochgilphead. This one level property enjoys easy access to local amenities and is within walking distance of the joint campus school and sports centre, while also benefiting from partial views towards Loch Fyne in the distance. The accommodation comprises a spacious dining kitchen with modern cabinetry, a bright comfortable family lounge, three double bedrooms with inbuilt wardrobes including a master with ensuite, and a contemporary family bathroom. Additional storage is available throughout, including loft space. Externally, the property features private south west facing gardens with a summer house, a powered shed, and easily maintained grounds around the property, along with a monobloc driveway for several vehicles. Further benefits include oil central heating, double glazing and oak interior doors. Highspeed broadband, 4G and digital TV are available. EPC rating D60. Council Tax Band D. Early viewing is highly recommended for this truly walk in condition property that will appeal to a variety of buyers.



  
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### Entry Porch

Accessed via a uPVC door with glazed insert, this entrance space includes a storage cupboard providing space for outdoor clothing and footwear. Finished with laminate flooring and pendant lighting, with a partially glazed oak door leading through to the inner hallway.

### Hallway

Access to all rooms within the home, this central hallway includes a large walk-in storage cupboard ideal for household items such as hoovers, cleaning equipment, coats and general storage, helping to keep the main living areas clutter free. Space for occasional hall furniture, carpeted flooring, neutral wall coverings, central heating thermostat control, phone point, pendant lighting, a central heating radiator, socket points and loft hatch access.

### Family Lounge 5.39m x 3.54m

A welcoming family lounge enjoying excellent natural light through the full-height tilt and turn window overlooking the garden, along with a further window offering a glimpse towards Loch Fyne in the distance. The room provides ample space for lounge furniture and is finished with carpeted flooring, a large central heating radiator, TV point, pendant lighting, feature wall lighting and socket points.

### Dining kitchen 5.41m x 3.62m

A spacious dining kitchen with ample room for a good size table and chairs, creating an ideal space for family meals and entertaining. Access door to the side and dual windows allow for plenty of natural light throughout. Fitted with oak shaker style wall and base cabinets including a feature curved unit, glazed display cabinets, wine rack and a range of storage options. Contrasting black worktops provide generous workspace. Integrated fridge freezer, space for white goods, five-zone electric range cooker with double oven/grill and extractor hood above, complemented by a dark glazed splashback. Tile effect flooring and backboard to cabinet walls, central heating radiator, spotlighting, wall mounted TV point and socket points.

### Bedroom One 4.05m x 2.76m

A good sized double bedroom with ensuite facilities. Light and bright room, featuring two separate inbuilt wardrobes with sliding mirrored doors providing excellent storage. A window overlooks the front garden, and the room offers space for freestanding bedroom furniture with access to the ensuite. Finished with carpeted flooring, pendant lighting, central heating radiator and socket points.

### Ensuite Shower Room 1.77m x 1.73m

Modern three-piece suite comprising a quadrant enclosure with Mira electric shower, wash hand basin with vanity storage beneath and WC. Finished with tiling to the walls, aqua click tile effect flooring, opaque window, spotlighting, heated towel rail, towel holder and extractor fan.

### Bedroom Two 3.71m x 2.44m

Double bedroom with a window view to the garden and inbuilt double wardrobe with sliding mirrored doors offering useful storage. The room also allows for freestanding furniture and is finished with carpeted flooring, pendant lighting, central heating radiator and socket points.

### Bedroom Three 2.72m x 2.62m

A small double bedroom currently set up for occasional guests and a comfortable home office. Window views to the garden, inbuilt wardrobe with sliding mirrored doors offering useful storage. Finished with carpeted flooring, pendant lighting, central heating radiator and socket points.

### Family Bathroom 2.58m x 1.77m

Contemporary three-piece suite comprising a P-shaped bath with central mixer tap, overhead thermostatic shower with rainfall option. An inbuilt shelf within the shower area features mosaic tiled detailing. Countersunk wash hand basin with vanity storage beneath, timber worktop and mixer tap, along with WC. Finished with tiling to the walls and ceramic tiled floor with electric underfloor heating. Opaque window, heated towel rail, towel holder, spotlighting and extractor fan.

### Grounds

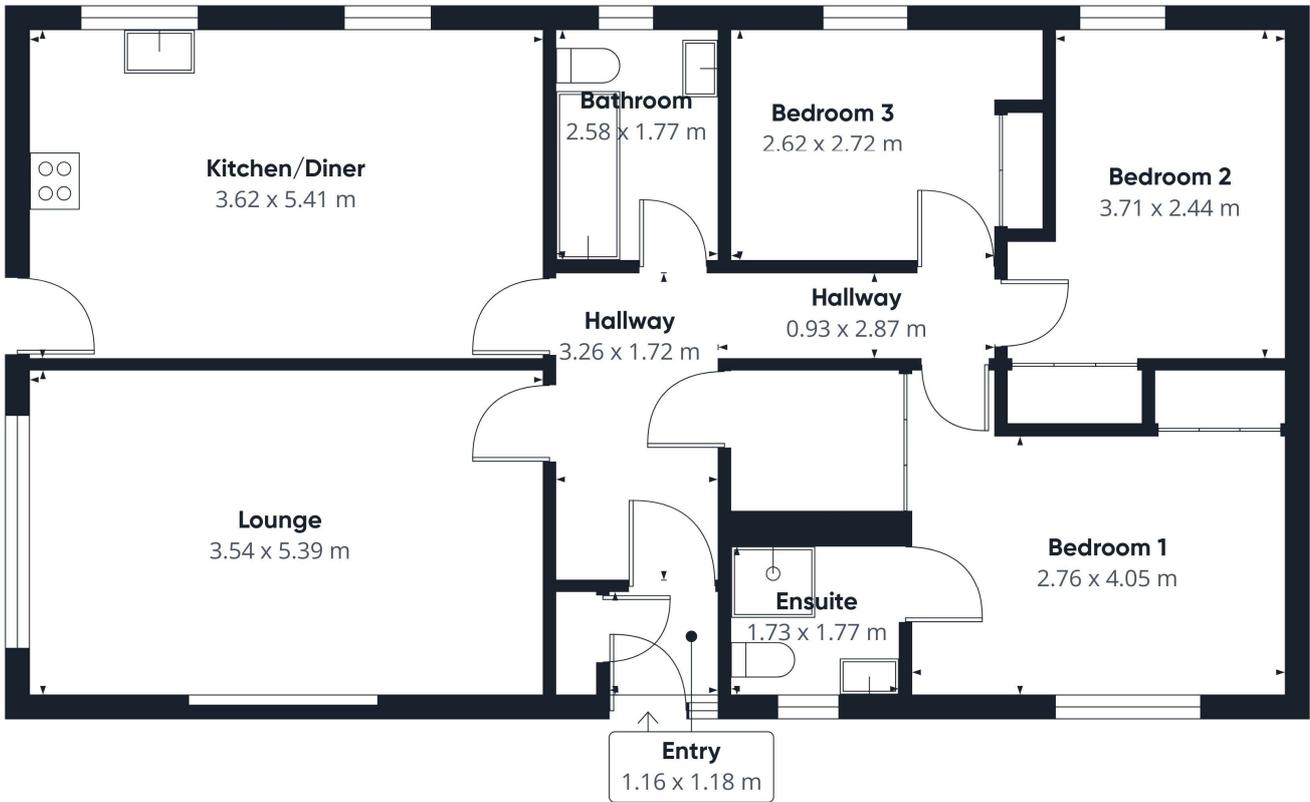
The property is set on a desirable corner plot and is welcomed by a monobloc driveway providing space for multiple vehicles. Timber fencing partially encloses the private south-facing front garden, which is well maintained and mainly laid to lawn with established planting to the borders. A summer house (2.93m x 2.07m) is perfectly positioned to enjoy the garden outlook, offering an ideal space for relaxing or outdoor seating. A raised deck sits adjacent to the lawn with steps leading down to the driveway, creating a further area for seating and entertaining. A slabbed pathway extends around the side and rear of the property, where a timber shed with power is located, providing excellent storage for tools, garden equipment or potential use as a small workshop or hobby space. To the rear, there is a generous bedding area planted with a variety of annual flowering plants, adding colour and interest throughout the seasons.

### Location

The property is ideally located within a short walk of the local school and the town centre amenities. Lochgilphead provides a Co-op supermarket and Tesco Express along with a range of smaller independent shops catering for many everyday requirements. The town also has a hospital, dentist, vets, garages, banks and both primary and secondary schooling. Leisure facilities include a swimming pool and a variety of sporting activities. The Crinan Canal is only a short walk away, while the surrounding countryside offers excellent opportunities for outdoor pursuits ranging from walking and mountain biking to more challenging activities.

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