



3 Bed Detached Bungalow

Offers over: £299,000

Duirinish, The Bay, Strachur, Argyll, PA27 8BY

Superb new build detached bungalow recently finished to an exacting standard. Ideally located at the bay in the popular village of Strachur. This spacious property offers modern family living with stunning Loch views and sunsets over Loch Fyne. Within easy walking distance of all the local amenities and access to the shores of Loch Fyne. Local pontoon with moorings available for sailing enthusiasts. Comprising; Lounge, breakfasting kitchen, 3 bedrooms (two en-suites) and family shower room. The property further benefits from air sourced central heating, wood burning stove, Lots of storage, NorDan Alu Clad windows and doors, French patio doors to loch facing raised decking, private driveway parking for several vehicles, white roughcast walls, Spanish slate roof and partially floored loft space. Broadband, 4G and digital television are available.




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Neighbouring building plot available by separate negotiation with the owner.

Entrance porch 2.6m x 1.9m

A high performance exterior side door leads to the inner porch area with tile effect vinyl flooring, pendant lighting and a central heating radiator. Two half glazed doors lead to the central hall or kitchen.

Breakfasting Kitchen 4.6m x 3.5m

Modern cashmere coloured, shaker style wall and base units with solid oak worktops, oak handles, stainless steel sink with mixer tap, dual aspect views to side and front. Extractor hood fitted above space for a range cooker (approx. 900cm wide), Moroccan style tiled upstands, central heating radiator, downlighting, tile effect vinyl flooring and half glazed door to lounge/diner.

Lounge/diner 8.0m x 3.5m

Inviting and spacious family room with stunning dual aspect Loch views to front and side. French doors lead out onto the raised deck area with loch facing glass balustrade. Engineered oak flooring. Wood burning stove with slate hearth and exposed flue. Multiple pendant lighting, TV point and two central heating radiators. Door leading to the hallway.

Hallway 8.2m x 2.6m

Running through the centre of the house this light and bright space offers numerous storage facilities with various inbuilt cupboards for linen, hanging and general family storage (also hosting the hot water tank and electrics). Carpeted flooring, smoke detector, hatch access to the partially floored loft, pendant lighting and central heating temperature controls.

Master bedroom 4.5m x 4.0m (at widest point)

Sizeable master bedroom with ensuite facilities, views to the side, twin inbuilt wardrobe with mirrored doors and shelving/hanging space, oak effect click flooring, double sockets, pendant lighting with bedside switch and central heating radiator.

En-Suite 3.2m x 1.6m

Modern white three piece suite with large walk-in thermostatic shower enclosure with sliding doors, grey wet wall, extractor fan, WC and WHB with white tiled splashback. Wall mounted mirror, towel hook, opaque window to rear, tile effect flooring, downlights and central heating radiator.

Bedroom two 3.5m 4.0m (at widest point)

Good sized double bedroom with rural window views to the rear. Oak effect click laminate flooring, central heated radiator, inbuilt wardrobe with mirrored doors and shelving above and pendant lighting with bedside switch. Ample space for freestanding bedroom furniture.

En-Suite 3.0m x 1.9m

Modern white three piece suite with feature bath and overhead mains shower attachment. Glass shower screen and mixer tap. WC and WHB with white tiled splashback. Extractor fan, downlighting and central heating radiator. Wall mounted mirror, towel hook, opaque window to side and tile effect flooring and downlighting.

Bedroom three/Study 2.6m x 2.3m

Single bedroom or study with views to the side, central heating radiator, oak effect click flooring, pendant lighting and double sockets.

Family Bathroom 3.0m x 2.0m

Modern white 3 piece suite, bath with thermostatic quadrant shower with grey wet wall splashbacks, square WC and WHB with white tiled splashback, wall mounted mirror, towel hook, downlighting, central heating radiator, extractor fan and opaque window to side.

Outside

Easily maintained grounds with gravel driveway offering private parking for multiple vehicles. Flower beds to the side. Timber raised decking area with glazed balustrade boasting commanding views over Loch Fyne towards Inveraray, a perfect spot for all the family and access in underbuild for service and maintenance.

Location

The property is conveniently located on the bay road with easy access to the shores of Loch Fyne and local sailing club with pontoon. The local café and post office is yards away with further facilities including the local school within easy walking distance. 1 hour west of Glasgow airport. Strachur is a place of natural scenic beauty which is always popular with locals and visitors alike. Many people are now choosing to retire to areas like this due to the easy pace of life, community spirit, local amenities and safe environment. The village has a local primary school, Post Office and cafe, a retail service station, an excellent Medical Centre with an in-house pharmacy, and a vibrant Community Hall and Sports Pavilion. There are some great places to eat and drink in the area. Including the local tearoom, Creggans Hotel and Clachan Bar. A short distance away you will find places like Portavadie Marina, Loch Fyne Oysters, The Stagecoach Inn, The Village Inn, Inver Cottage Restaurant, Brambles Bistro and The Loch Fyne Hotel and Spa.

The nearby main town of Dunoon is approx 18 miles along Loch Eck. Here you will find the main amenities like the local hospital, Grammar School, supermarkets, dentists and much more. The A83 & A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper to London. The frequent Western Ferry car service between McInroy's Point and Hunters Quay provides travel to Glasgow and the west of mainland Scotland or alternatively, Argyll Ferries run from Dunoon to Gourock.

The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast. The coastline of the Cowal Peninsula is fast becoming known as Argyll's secret coast by Welcome to Scotland. Sea, river and loch fishing are also available in the area as are a number of commercially-run shoots. Some of the local estates allow stalking by arrangement.

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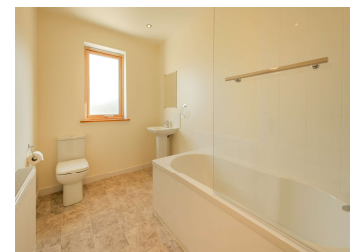
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