



2 Bed Detached Bungalow

Offers Over: £195,000

Roseneimhidh, Lochgair, By Lochgilphead, Argyll, PA31 8RZ

Roseneimhidh signifies 'sanctuary' in gaelic and truly describes this unique opportunity for semi-rural family living. Detached bungalow set within extensive garden grounds with inviting woodland vibes, stunning Loch and mountain views, a large stone built barn with a recent roof, power, drainage and water. There is an abundance of wildlife, rural walks and a path to the shores of Loch Fyne on your doorstep. This property is a rarity of its kind and in an ideal location for boating enthusiasts located on the outskirts of the popular sailing village of Lochgair which has a boating club and moorings available. Comprising; kitchen, lounge/diner, 2 double bedrooms, shower/wet room and large conservatory. The property further benefits from LPG central heating, double glazing, private courtyard with parking for multiple vehicles, boat storage and substantial garden grounds that are well stocked. 4G, fibre optic broadband and digital television are available.




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Entrance

Double glazed patio door entrance into the porch, tiled flooring, wood panelling, with ample room for outdoor boots and jackets. Glazed timber inner door to carpeted hallway with central heating radiator, circular ceiling lighting, power points, smoke detector and loft hatch access.

Lounge/diner 5.10m x 4.3m

Spacious open plan lounge/dining area with large window to the front offering lots of natural light. Carpeted flooring, twin central heating radiators, TV point, smoke detector and feature ceiling lighting. Ample room for freestanding lounge and dining furniture. Open access to the adjacent kitchen.

Conservatory 4.1m x 3.3m

Additional living space offering fantastic views over the garden and towards Loch Fyne. Timber construction, carpeted flooring, feature ceiling fan and light and central heating radiator. Timber single glazed door providing access to the garden.

Kitchen 3.0m x 2.1m

Galley style kitchen with matching wall and base units, worktop space and tiled splashbacks. Vinyl flooring, smoke detector, spotlighting with scenic window views to the garden and beyond. Plumbing and power for freestanding white goods.

Utility Room 1.6m x 0.9m

Open access from kitchen, cooker, extractor fan, countertop and wall mounted LPG boiler.

Bedroom One 3.2m x 2.8m

Good size double bedroom with inbuilt wardrobes and window view to the front of the house. Carpeted, pendant lighting, central heating radiator with ample room for freestanding bedroom furniture.

Bedroom Two 3.2m x 2.8m

Good size double with large picture window offering scenic views towards Loch Fyne and the surrounding countryside. Inbuilt wardrobe, carpeted flooring, pendant lighting and central heating radiator. Ample space for freestanding furniture.

Shower/Wet room 2.4m x 1.7m

White WC and WHB with tiled splashbacks, easy clean wet room area fitted with triton electric shower, grab rail and shower curtain. Fitted wall mirrors, towel rail, vinyl flooring, circular ceiling lights, central heating radiator, extractor fan and dual opaque windows.

Barn 17.3m x 4.6m

Extensive stone barn with power, light, plumbing and drainage. Concrete block wall partitions off an area with a WC and WHB. An excellent opportunity to design and create your own unique living space.

Outside

Property is situated on a large plot with front driveway leading to large courtyard area providing private parking for several vehicles. There is substantial garden ground to the side and rear with areas laid to grass, mature shrubs, a burn and the surrounding natural woodland provides a good deal of privacy. The property offers scenic views and path access to the shores Loch Fyne. An abundance of wildlife frequently visit the grounds.

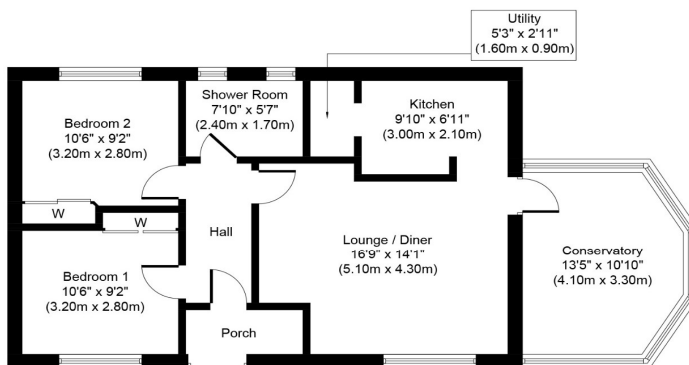
Location

Lochgair is an attractive and sheltered ribbon settlement of homes and Westhome is within a few meters to the shore of the pretty, sheltered bay of Loch Gair. There are also many varied walking routes from the nearby forestry car parks. Lochgilphead is about 6 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 about 44 miles to the northwest where there are further larger shops and services, Glasgow City is about 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.

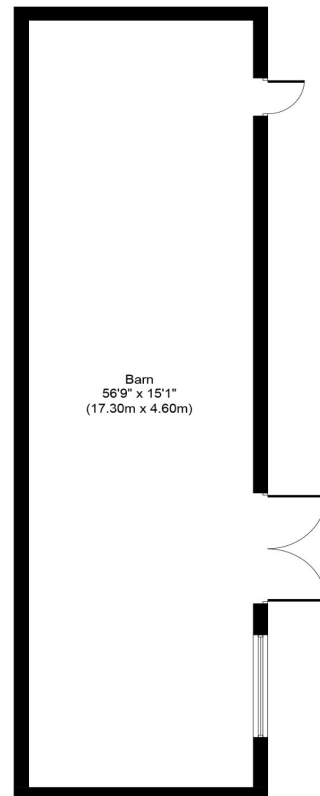
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All measurements are approximate and descriptions are for guidance only.



Approximate Floor Area
805 Sq. ft.
(74.8 Sq. m.)

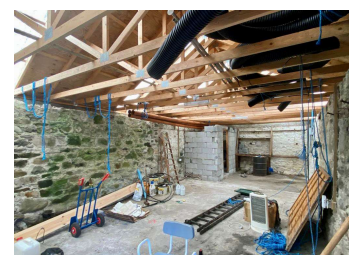
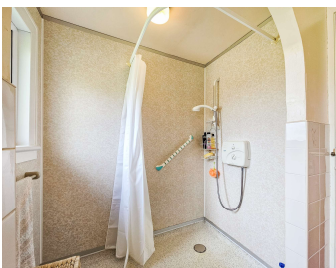


Outbuilding
Approximate Floor Area
857 Sq. ft.
(79.6 Sq. m.)

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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