



2 Bedroom Detached Bungalow

Offers Over: £250,000

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

Homely cedar clad bungalow set on an elevated position with spectacular views over beautiful Loch Fyne. Nestled in woodland garden grounds in the popular coastal village of Strachur. Located close to the local amenities and pontoon with moorings available. Comprising; two double bedrooms (one with en-suite shower room), lounge semi open plan to dining room, kitchen, sunroom, bathroom and floored attic room. The property further benefits from recently installed multi fuel stove, off peak electric heating, double glazing, established gardens with feature stream, decking area, detached garage, garden shed and private driveway providing off road parking. Broadband, 4G and digital television are available.




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Entrance Hallway

Timber glazed exterior storm doors leads to the entrance porch with coat hanging and space for outdoor footwear. Interior glazed door welcomes you into the inner hallway with exposed varnished floorboards, two electric storage heaters, two pendant lights, two good sized storage cupboards, loft hatch access with pull down ladder to the attic room and partially floored loft for storage.

Dining room 3.6m x 3.6m

Georgian glazed doors to dining area with dual aspect views, loch views to front and side gardens. Exposed floorboards with patterned and varnished finish, electric storage heater, large storage cupboard with shelving, ample space for dining room table and chairs, pendant lighting. This space is semi open plan to lounge area.

Lounge 4.9m x 3.6m

Welcoming room accessed through the semi open plan dining room with loch views through large front windows, recently installed multi fuel stove with slate hearth, exposed varnished floorboards, off peak electric heater, tv point, pendant lighting and smoke detector. Timber bifold doors to the sunroom.

Sunroom 3.6m x 2.4m

Bright room with natural sunlight in abundance. Bi-folding timber doors with top half opaque glazed inserts. Triple aspect views to front, side and rear. Exterior door with flyscreen to delightful south facing decked area and garden beyond. Exposed varnished floorboards, pendant lighting, off peak electric storage heater and double sockets.

Kitchen 3.5m x 3.0m

Opaque glazed door from hallway invites you into the kitchen with window views overlooking the garden and decking area. Country style wall and base units, vintage style knob handles, white laminate worktops, stainless steel sink with mixer tap, space and plumbing for white goods, freestanding cooker, Heated towel rail, grey distressed wood effect vinyl flooring, electric storage heater, two inbuilt storage cupboards (currently housing white goods) shelving above, spotlighting, smoke detector. Small rear porch with timber storm doors and opaque glazed inserts leads to the rear garden and drying green.

Bedroom one 3.6m x 2.7m

Double bedroom with en suite facilities, window views to rear gardens. Exposed varnished floorboards, ample space for free standing bedroom furniture, pendant lighting, wall mounted panel heater.

En suite shower room

Three piece suite with good sized shower enclosure, Mira Azora frosted glass electric shower, sliding doors and wet wall splashbacks, WHB and WC, Extractor fan, opaque glazed door, robe hooks and golf ball style pendant light.

Bedroom two 3.3m x 3.0m

Double bedroom with wonderful loch views, good sized triple inbuilt wardrobe with shelving and hanging rails, electric storage heater, carpeted flooring and pendant lighting.

Bathroom 2.1m x 1.7m

Champagne coloured three piece suite with gold handles/taps. Bath, WHB and WC. Pine panelling around bath, opaque window to rear. Downlighting, fitted blind, exposed wooden floorboards, bath robe hanging.

Attic room 4m x 3.3m

Accessed by the pull down ladder at the inner hallway loft hatch. Half of this space is converted to a home office/music and half is used for storage. The attic room is carpeted with a panel heater, socket points, side window, spotlighting, ample space for office furniture and futon/day bed.

Outside

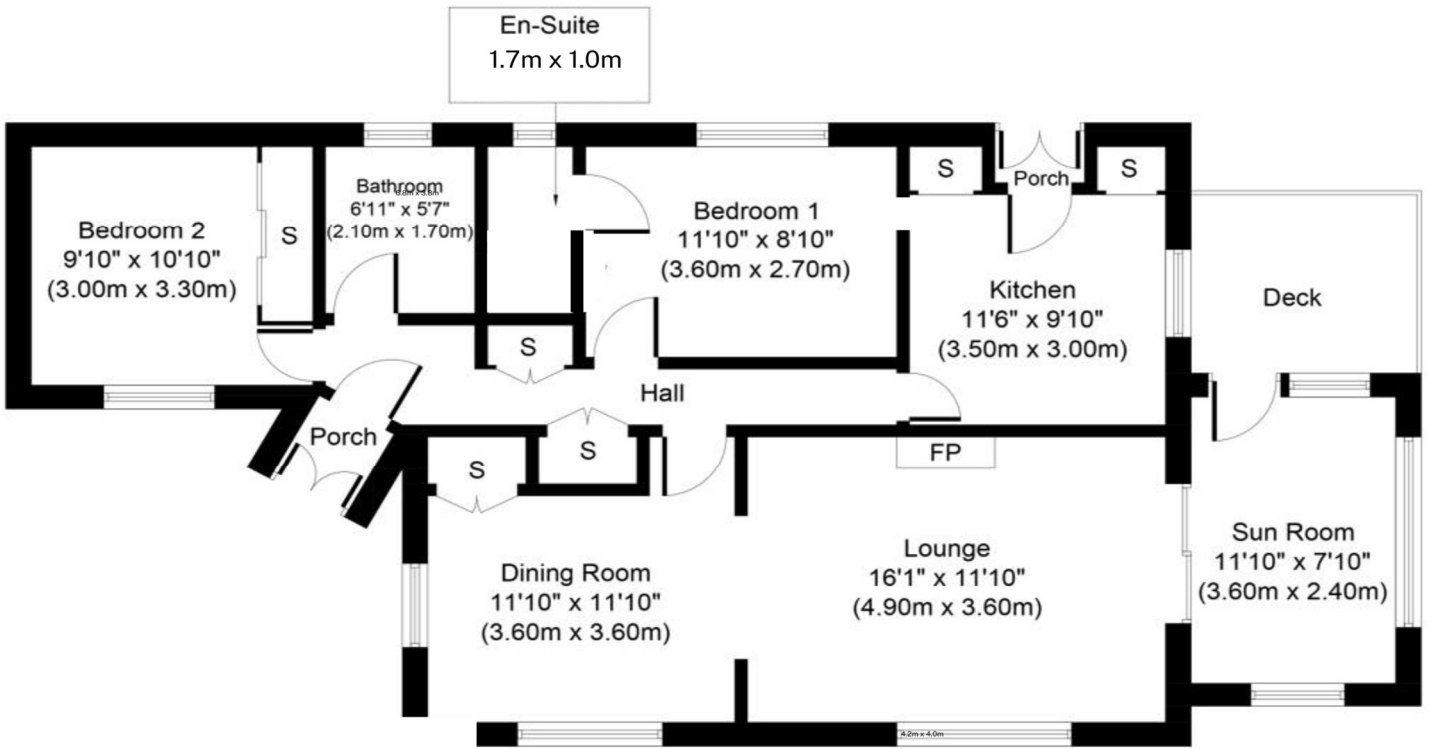
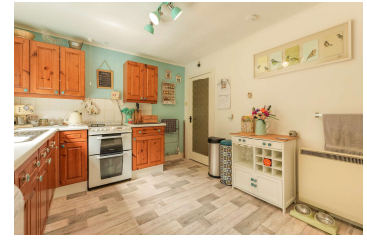
Well established woodland gardens with a variety of plants, trees, shrubs and annual flowering perennials throughout. A stream with walkover platform trickles through the side of the gardens, numerous vantage and seating areas to enjoy the loch views and surrounding scenery. A private decked seating area located off the sunroom. Timber shed, drying green, coal bunker, wood store, swing seat and benches. A detached timber garage with off road parking to the side is well placed at the entrance steps to the property.

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 McNroy'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.

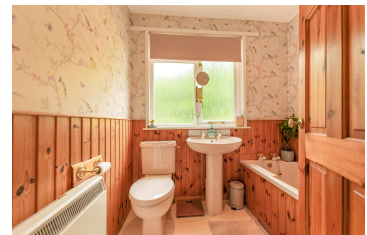


Approximate Floor Area
946 Sq. ft.
(87.9 Sq. m.)

4.2m x 4.0m

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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