



4 Bedroom Detached Bungalow

Guide Price: £350,000

Tigh Na Bruaich, Minard, By Inveraray, Argyll, PA32 8YN

Truly unique property, set in a beautiful location with elevated loch views and good size gardens. This family home is presented in walk-in condition and offers spacious open plan living. The extensive accommodation comprises modern open plan breakfasting kitchen/lounge and mezzanine viewing gallery, dining area, 4 double bedrooms, 1 en-suite, family bathroom, WC and Games Room within the garage. The property further benefits from a hot tub with lit enclosure down a stone staircase, LPG central heating, double glazing, outside laundry room, parking for multiple vehicles, sizeable outdoor space with mature gardens and several decked areas at various levels around the property. Presently run as a very successful/lucrative holiday let with 5 star reviews on Airbnb.

Broadband, 4G and digital television are available.




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Entrance

Welcoming entrance into a light, bright hallway leading directly into the large open plan kitchen space and expanding further into a truly impressive living area. Recessed lighting, central heating radiator, engineered oak flooring, smoke alarm and inner hall leading directly to the four double bedrooms.

Breakfast Kitchen 4.7m x 4.0m

The open plan breakfasting kitchen is at the heart of this wonderful home. Family kitchen with ample white base and wall units, chrome handles and solid oak worktops, Belfast sink with swan neck mixer tap and tile splashbacks. Focal point is the impressive large central island with solid oak worktop, multiple cabinets and storage to one side and seating with grey below counter tiling at the other. Induction 4 zone hob with pot stands and a feature overhead extractor fan provide an additional highlight. Integrated electrolux fridge freezer, electrolux microwave, indesit dishwasher and Neff oven and grill. Chrome electrical sockets, recessed lighting and engineered oak flooring with open access to the living and dining areas. An additional feature is the hardwood floor walkway with wooden handrails creating a divide between the kitchen and the lounge.

Lounge 6.5m x 5.7m

A few steps lead into a spacious and impressive lounge area. The full height vaulted ceiling emphasises the open nature of the room with mezzanine area, wooden bannisters and exposed wooden beams ensuring plenty of character to the room. Natural daylight streams from all angles while the large picture windows offer breath-taking views across Loch Fyne from either the main living area or the mezzanine/viewing gallery above. Hardwood flooring, multi fuel stove with black tile hearth, central heating radiator with patio doors allowing access to the side garden and decking areas. Stairs lead to the carpeted mezzanine snug area offering handy additional living space. The adjoining covered balcony via the patio door provides outstanding scenic views and is one of the main highlights of the property.

Dining Room 4.4m x 2.8m

Open plan with matching oak flooring to kitchen, dual patio doors allowing access to the decking areas and garden. Ample room for a large table and chairs. Central heating radiator, large storage cupboard and recessed lighting.

W/C 1.8m x 1.3m

Located off the dining room, two piece suite, WC and WHB with mixed tap and large vanity unit providing ample storage solutions. Heated towel rail, opaque window, white brick tile splashbacks, extractor fan and recessed lighting.

Bathroom 3.1m x 2.8m

White four piece suite, bath, shower cubicle with Triton electric shower and panel splashbacks, WC and WHB with vanity unit and cupboard storage. Vinyl tile effect flooring, heated towel rail, mirrored wall cabinet and dual opaque windows.

Inner Hall

Carpeted inner hallway with recessed lighting and storage cupboard housing the boiler, loft hatch access and smoke detector.

Bedroom one 4.0m x 3.4m

Good size master bedroom with window views to the rear, carpeted flooring, feature pendant lighting, central heating radiator with room for freestanding furniture.

En-Suite

White 3 piece suite shower cubicle with Bristan thermostatic shower and white brick tile splashbacks WC and WHB with large vanity unit providing plenty of additional storage. Laminate flooring, recessed lighting and extractor fan.

Bedroom two 2.8m x 2.5m

Carpeted double bedroom with pendant lighting and central heating radiator. Inbuilt mirrored wardrobe with shelving and clothes rail providing handy storage. Recessed lighting with space for freestanding bedroom furniture.

Bedroom three 3.5m x 2.8m

Good size double bedroom with views towards Loch Fyne to the front, large inbuilt wardrobe with clothes rail and shelving, carpeted flooring, central heating radiator

Bedroom four 4.4m x 2.8m

Rear facing double bedroom, good size with carpeted flooring, central heating radiator, feature pendant lighting with ample room for freestanding furniture.

Games Room/Garage 5.5m x 4.7m

Large double garage currently used a family game room with power, light and tv point, central heating radiator, laminate flooring and recessed lighting. Great for family entertaining or can be reinstated as a garage if so desired.

Laundry Room 2.8m x 1.6m

External laundry room attached to the shed with laminate flooring, cupboard storage, worktop space, stainless steel sink with mixer tap, power and plumbing for washing machine.

Outdoor space

There are mature garden grounds to the front mainly laid to lawn with shrubs, plants and trees providing seasonal colour. A large raised deck can be accessed from the dining area and there are multiple additional seating areas around the property for enjoyment and relaxation. A hot tub with lit enclosure down a stone staircase. To the rear there is an area laid to slabs and grass while a large garden shed has power and light. A monobloc driveway which expands around to the side allows parking for multiple vehicles.

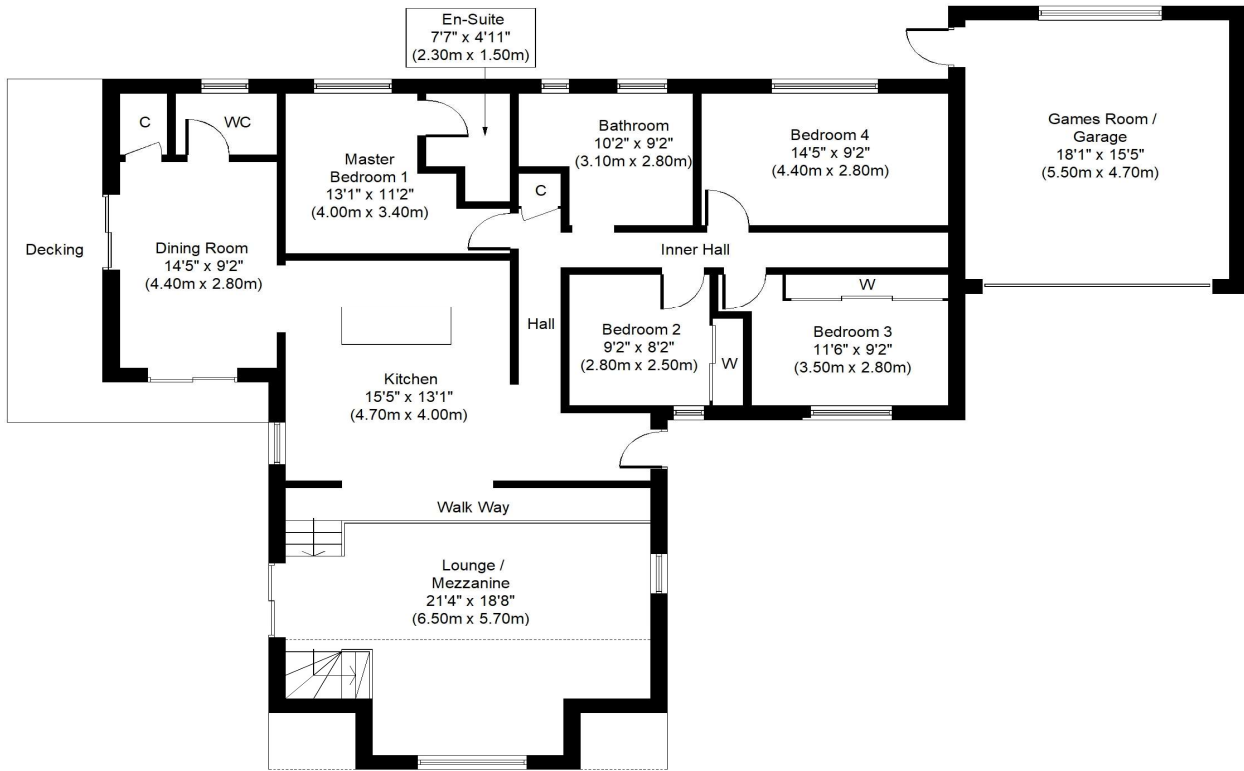
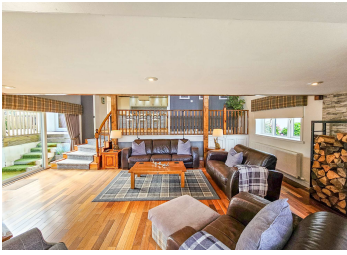
Location

Minard is ideally located on the shores of Loch Fyne on the A83, midway between Inveraray and Lochgilphead. The village of Furnace 3 ½ miles north has a local shop and post office, primary school and health centre. Lochgilphead 13 miles to the south has a range of amenities and shops, including a supermarket, primary and secondary schools, hospital and leisure centre. Inveraray 12 miles to the north, with its famous castle and jail, offers a number of independent shops and a supermarket.

A short distance from the property are the renowned Crarae National Trust gardens. The area offers many outdoor pursuits including walking, sailing, fishing, golfing and horse riding. Minard is also served by bus service which provides easy access to Glasgow city centre, Glasgow airport and Campbeltown on the Kintyre peninsula. A handsome family home with stunning views over Loch Fyne. Ideally located between Inveraray and Lochgilphead for those looking for a taste of semi-rural life with a short commute to the nearby towns. Minard boasts a relaxed living environment and is a community spirited village popular with sailing and outdoor enthusiasts.

Thinking of selling or switching agents?

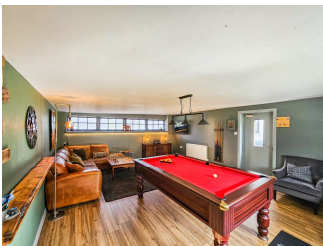
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Approximate Floor Area
1803 Sq. ft.
(167.5 Sq. m.)

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