

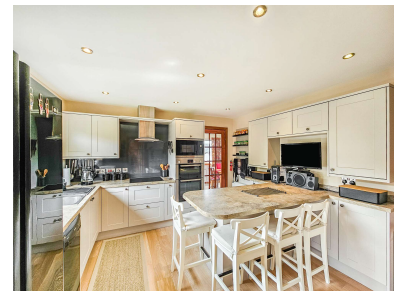
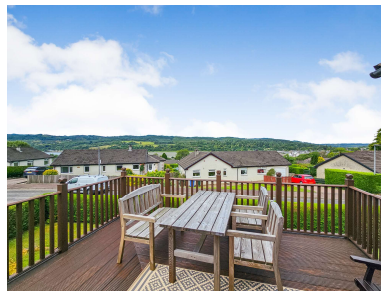
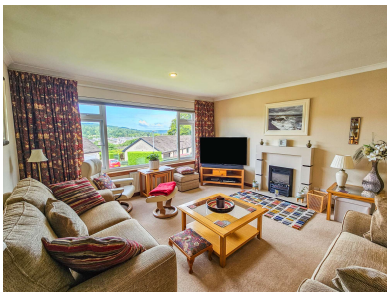


4 Bedroom Detached Bungalow

Guide Price: £325,000

36 Dun Mor Avenue, Lochgilphead, Argyll, PA31 8TP

Presented in walk-in condition, this spacious and extended family home boasts partial views over Loch Fyne and is ideally located in a currently trending area of Lochgilphead. A short walk from the local school, shops and amenities. This delightful property comprises; Lounge, dining room, breakfasting kitchen, 4 double bedrooms (master en-suite), office room, utility area, family bathroom and W/C . The property further benefits from partial loch views, oil central heating, double glazing, private parking, well maintained wrap around gardens with decking and BBQ area. Highspeed broadband, 4G and digital television are available.




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Porch 2.2m x 1.7m

Entrance porch with window views towards Loch Gilp, carpeted flooring, pendant lighting, smoke detector and central heating radiator. Ample room for outdoor boots and jackets. Glazed door leading to inner hallway, carpeted flooring, central heating radiator, pendant lighting, inbuilt storage cupboard and hatch access to partially floored loft.

Lounge 4.7m X 4.1m

Bright and spacious family room with large picture window views towards Loch Fyne and the hills beyond. A feature fire surround with space for the electric heater being the focal point in the room, while the glazed doors to the adjoining dining room create additional natural light. Recessed lighting, carpeted flooring, dual central heating radiators, TV point with ample room for freestanding lounge furniture.

Dining Room 4.1m x 2.8m

Lovely space with patio door leading directly to the decking area and providing plenty of natural daylight into the room. Carpeted flooring, central heating radiator, pendant lighting with ample room for dining table and chairs. The adjoining patio area provides scenic views towards the Loch and hills beyond and makes for an ideal relaxing space.

Office/sunroom 2.8m x 2.3m

Handy dedicated space for work and study with dual windows providing good natural light and views of the side and rear gardens. Carpeted flooring, spotlighting, shelving, ample power points with room for freestanding office furniture.

Breakfasting Kitchen 4.1m x 3.6m

Well presented kitchen with matching stone coloured wall and base units and ample worktop space. Highlight and focal point is the central breakfast bar with under counter storage cabinets and seating space for several people. Bosch 4 zone ceramic hob with splashback, stainless steel chimney extractor, integrated Bosch microwave, oven and grill. Stainless steel sink, laminate flooring, shelf storage, recessed ceiling lighting with space and plumbing for white goods. Window views to the scenic rear of the property and drying green.

Utility room 2.4m x 1.0m

Located off the kitchen with matching laminate flooring, plumbing and power for white goods with cupboard storage space. Rear door access to the back garden.

WC 1.6m x 1.0m

Located off the utility room with white WC and WHB and tile splashback, laminate flooring, fitted mirror cabinet, opaque window and pendant lighting.

Bedroom one 3.0m x 2.6m

Double bedroom with views towards the Loch and hills beyond. Carpeted flooring, central heating radiator, pendant lighting. Fitted mirror wardrobes providing plenty of storage with ample room for freestanding furniture.

Bedroom two 4.0m x 3.0m

Good size double bedroom with window views towards Loch Gilp. Inbuilt mirrored wardrobes with clothes rail and shelving, carpeted flooring, central heating radiator and pendant lighting.

Bedroom three 3.0m x 3.0m

Double bedroom with two inbuilt wardrobes providing storage. Carpeted flooring, central heating radiator, pendant lighting with ample room for additional freestanding bedroom furniture.

Bedroom four (master) 4.0m x 3.0m

Large double bedroom with en suite facilities, light and bright with double glazed door giving direct access to the rear garden. Inbuilt fitted wardrobes with clothes rails and shelving providing good storage in addition to the bedroom cabinets. Additional mirrored storage wardrobes as you enter the bedroom. Carpeted flooring, central heating radiator, shelving and pendant lighting.

En-Suite 2.8m x 0.8m

3 piece white suite, shower cubicle with Mira thermostatic shower and tile splashbacks, WC and WHB. Opaque window, laminate flooring, central heating radiator, extractor fan, recessed lighting and mirrored wall cabinet.

Family Bathroom 2.4m x 1.9m

4 piece suite, bath, shower cubicle with Mira electric shower and tile splashbacks, WC and WHB with vanity unit for additional storage. Tile effect flooring, fitted mirror, heated towel rail, opaque window, dimplex wall heater, spotlighting and central heating radiator.

Outdoor space

Lovely well maintained wrap around garden grounds with slabbed pathways allowing easy access to all areas. Hedging to the front and rear allows for a good degree of privacy and the large decking area provides handy additional recreational space with a BBQ area to the side. A hatch under the decking provides additional storage under the house. The rear gardens are a gardener's delight with 3 sheds, a greenhouse, vegetable patch, flower borders, areas laid to grass, drying green and seating areas for outdoor relaxation. There is private parking to the side of the property.

Location

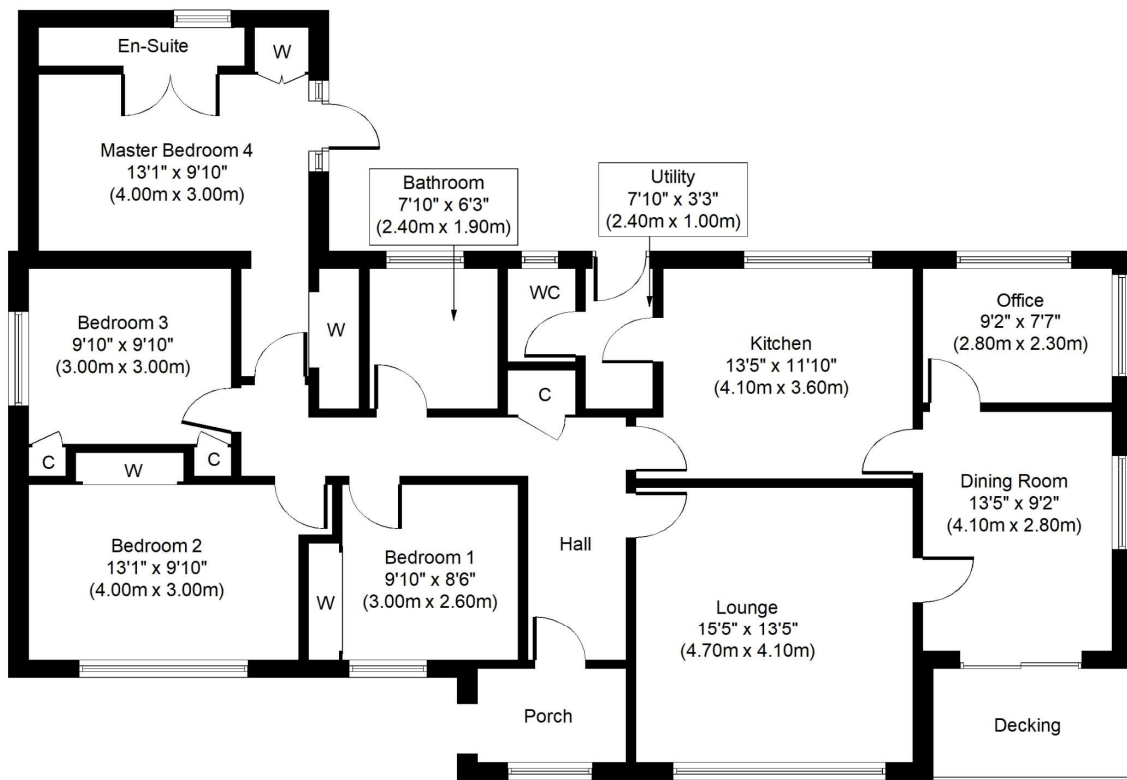
The property is a short walk to the local school and amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller, independent shops, providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There are a swimming pool and various sporting facilities in the town. Restaurants and cafes include the Coriander, Cafe 35, the Smiddy, the Stag hotel, the Taj Mahal and the Lee Garden take-away. In surrounding towns, you also have the choice of the Cairnbaan Hotel, The Grey Gull Hotel and the Rumblyin' Tum cafe. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal is close by. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive seafront and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" and is connected by rail to Glasgow is 90 miles distant by road and a pleasant journey via Loch Lomond.

Thinking of selling or switching agents?

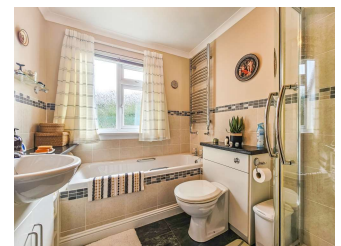
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Approximate Floor Area
1451 Sq. ft.
(134.8 Sq. m.)

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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If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
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You only pay our sales fee from the proceeds of your sale on the day of completion
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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


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