



4 Bed Detached Bungalow

Offers Over: £250,000

11 Kilmory Road, Lochgilphead, Argyll, PA31 8SZ

Family home with partial loch views and a good size garden. Located in an extremely popular area of Lochgilphead, just a short walk from the local school and all the town amenities. Lounge, kitchen, dining room, 4 double bedrooms, bathroom, WC and conservatory. The property further benefits from an attached single garage, private driveway, large terrace/bbq area, off peak electric storage heating, double glazing. Recent works include full electrical safety check 2023 and roof re clad 2023. Highspeed broadband, 4G and digital television are available.




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Entrance

Double glazed entrance door into vestibule area, tile effect flooring, pendant light and glazed door to inner hallway. Carpeted flooring, off peak electric storage heater, pendant lighting, cupboard at entrance with further two cupboards within the hall providing ample storage, smoke alarm and loft hatch access .

Lounge 5.1m x 3.5m

Light and bright with large picture window giving views of loch Gilp and towards loch Fyne. The electric fire with marble hearth and wooden mantle surround provides the focal point in the room. Carpeted flooring, pendant lighting, off peak storage heater, TV points with ample room for freestanding lounge furniture.

Kitchen 4.3m x 2.7m

Good size kitchen with wall and base units and contrasting worktop space providing plenty of storage space, stainless steel sink with tiled splashbacks. Carpet tile flooring, window views to front garden, glass panel offering connection to the dining room, off peak storage heater, strip lighting, smoke/heat alarm and glazed access door to conservatory. Plumbing and electrics for freestanding white goods.

Conservatory

Located off the kitchen lean-to single glazed conservatory providing handy additional family living space.

Dining Room 3.4m x 2.7m

Carpeted room with feature light and window views out towards the front garden. Off peak electric storage heater, glass panel into kitchen with ample room for dining table and chairs.

Bathroom 2.3m x 1.4m

Three piece suite, full size bath with shower attachment, shower curtain, tiled splashbacks, WC and WHB. Wall mounted mirror cabinet, electric wall heater, vinyl flooring, towel rail, circular ceiling light, and opaque window.

WC 2.3m x 0.8m

White two piece suite, WC and WHB, vinyl flooring, pendant lighting, towel holder and opaque window.

Bedroom one 3.4m x 2.7m

Double bedroom, inbuilt wardrobe with clothes rail, shelving and mirror attachment. Laminate flooring, storage heater, pendant lighting and window views to the front garden.

Bedroom two 3.5m x 3.4m

Large double bedroom with inbuilt wardrobe storage. Carpet tile flooring, storage heater, pendant lighting and window views to the front garden. Ample space for freestanding bedroom furniture.

Bedroom three 3.4m x 2.7m

Good size bedroom with inbuilt wardrobe storage with attached mirror, shelving, clothes rail, carpeted flooring, pendant lighting, storage heater, window views to the rear garden and to the rolling hillside beyond with room for free standing bedroom furniture.

Bedroom four 3.4m x 2.7m

Good size double bedroom with dual inbuilt storage cupboards, carpeted, pendant lighting, panel heater, window views to the rear garden towards loch Gilp and loch Fyne. Space for free standing bedroom furniture.

Garage

Single garage with concrete floor, up and over vehicular access door, lighting and power sockets.

Outside area

Well established garden grounds front and rear with a mixed range of mature trees, shrubs and hedging providing lots of seasonal colour providing a good deal of privacy. Slabbed and gravel pathways lead you around the substantial garden grounds which have areas laid to grass, a pond, timber summer house and several seating areas to enjoy the outdoors life. Large purpose built terrace/bbq area with westerly views and a driveway leads to the single garage allows for private off street parking.

Location

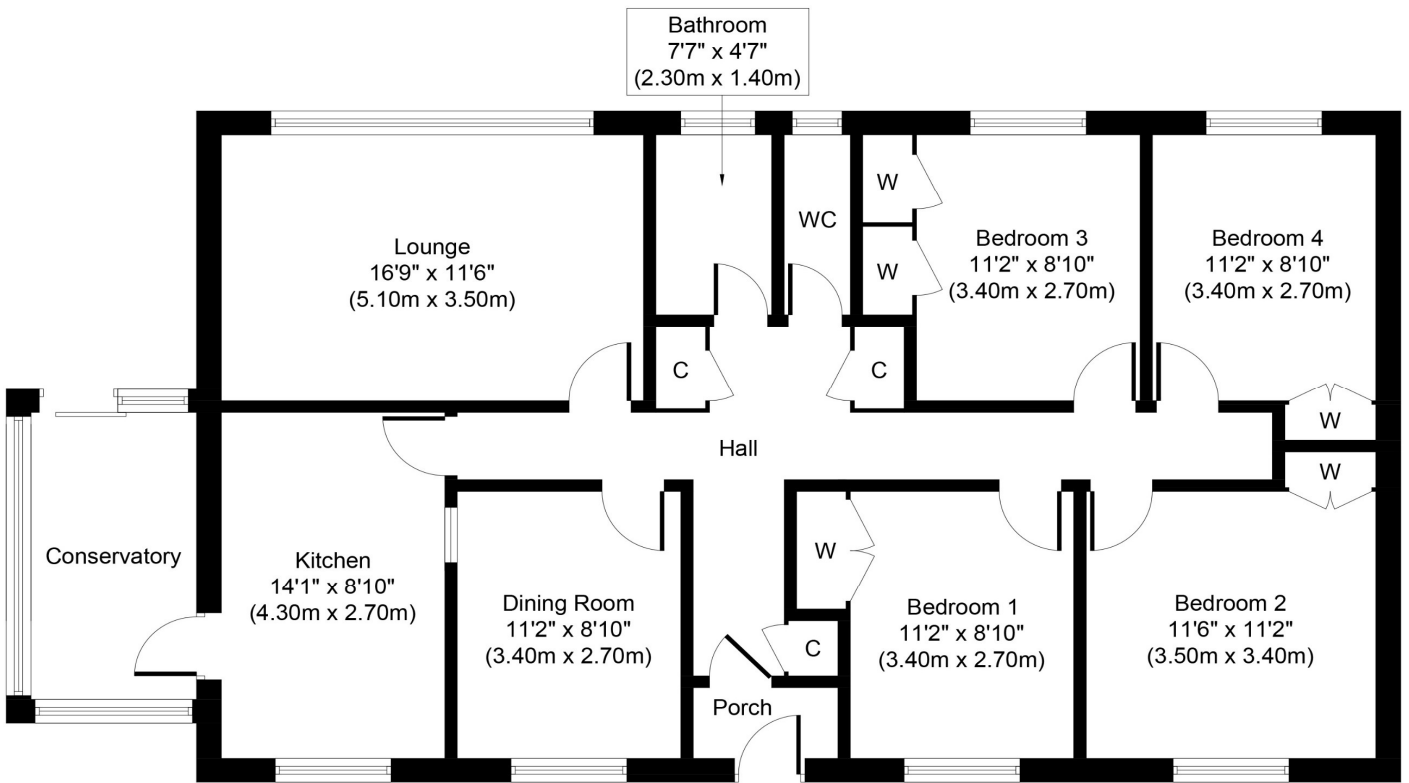
The property is situated in a desirable area of the town only a short walk to the local schools and amenities. Lochgilphead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, garages and banks. Restaurants and cafes include the Coriander, Café 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 Rumblin' 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.

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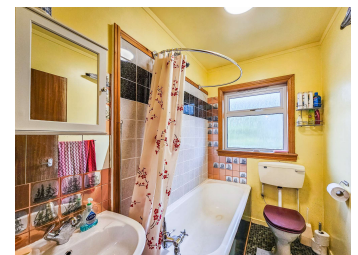
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Approximate Floor Area
1284 Sq. ft.
(119.3 Sq. m.)

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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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...

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