



1 Bedroom Bungalow

Offers Over: £150,000

Glenfraoch West, Portsonachan, By Dalmally, Argyll, PA32 1BJ

Well presented and rarely available property with loch views and nearby access to a secluded beach on the pebbled shoreline of Loch Awe. Off road parking, extensive hillside gardens, raised deck and loch facing slabbed patio, bbq and seating area. Nestled amongst a handful of properties on the edge of the Portsonachan with 2 hotels, village hall and church nearby. Comprising; Open plan lounge/diner, kitchen, double bedroom and bathroom. The property further benefits from an open fire, off peak electric heating, double glazing, garden shed, floored and lined loft with power, light and dropdown ladder access from the lounge. 4G, broadband and digital tv are available. A short drive to Inveraray and Dalmally with schooling, shops and doctors for further amenities. The property is accessed off the main road from Oban and Inveraray followed by 4 miles of tarmac single-track road maintained by the local council will bring you to Glenfraoch West.




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Entrance/Hallway 2.32m x 1.44m

UVPC entrance door with opaque glazed inserts to entrance hallway with laminate flooring, off peak storage heater, coat hooks, smoke detector, feature pendant lighting and window to side.

Lounge/Diner 5.57m x 3.91m

An inviting open plan space with wonderful loch views to the front and focal point open fire with slate hearth, decorative stonework surround and timber mantle. Ample space for freestanding lounge and dining furniture. Laminate flooring, pendant lighting, socket points, smoke detector, tv point, inbuilt book shelving. Door access to kitchen, hallway and bedroom. Loft area dropdown ladder access hatch in dining area.

Kitchen 3.63m x 2.24m

Light and bright with window views to rear garden. Shaker style wall and base units in duck egg blue with various storage options throughout including wine rack and glass display cabinet. Inbuilt electric oven/grill, 4 zone hob with extractor hood above. Tiled splashbacks, laminate flooring, off peak storage heater, socket points, feature spotlighting, stainless steel sink with mixer tap. Space and plumbing for freestanding white goods.

Bedroom 3.93m x 3.14m

Good sized double bedroom with rear garden window views and window seating with storage below. Carpeted flooring, ample space for freestanding bedroom furniture, panel heater, socket points, wall mounted TV point and feature pendant lighting.

Bathroom 2.29m x 1.43m

Three piece suite with full sized bath with thermostatic shower and screen, WHB, WC, vinyl flooring, tiled splashbacks, opaque window to side, wall mounted downflow heater and wall mounted towel holder.

Outside

The property is set within a sizeable hillside plot with front, side and rear garden grounds with loch facing and countryside views. A path from the roadside leads down to peaceful beach on the shores of Loch Awe. From the driveway and the roadside there are steps leading to the property with stone chipped pathways, slabbed steps and lawn areas with established borders. The plot is bordered by mature trees and shrubs and fencing encloses and defines the rear and side boundaries. A bespoke seating area in semi circle design with firepit welcomes you to the entrance patio. Further steps to rear tiered lawn areas with various annual flowering perennials dotted around. Timber decking to rear with lots of seating space and glass balustrade provides a delightful area to enjoy the south facing sun and rural surroundings. Timber shed and rear store with UVPC door and whirligig to side. Driveway offers space for one vehicle and overflow parking nearby.

Location

The property is situated on the southern shores of Loch Awe. The plot enjoys superb views to the loch and towards Ben Cruachan, and with zero light pollution, there are dramatic and spectacular sunsets and wonderful opportunities for viewing the night sky. Loch Awe is one of Scotland's most spectacular lochs. It is 25 miles long and runs from the village of Loch Awe in the north to Ford at the south. The nearby Kilchurn Castle is a dramatic ruin, and one of Scotland's most famous and most photographed castles. There are several islands in the loch including Innishail, which is the burial island of the Dukes of Argyll. Inveraray Castle, the seat of the Dukes of Argyll, is at the head of

Loch Fyne, 13 miles to the south.

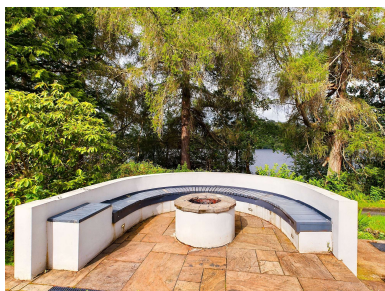
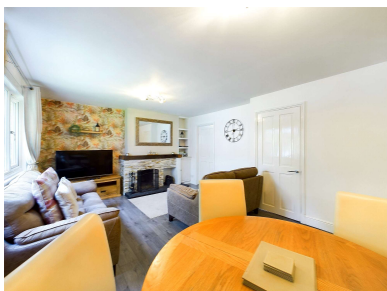
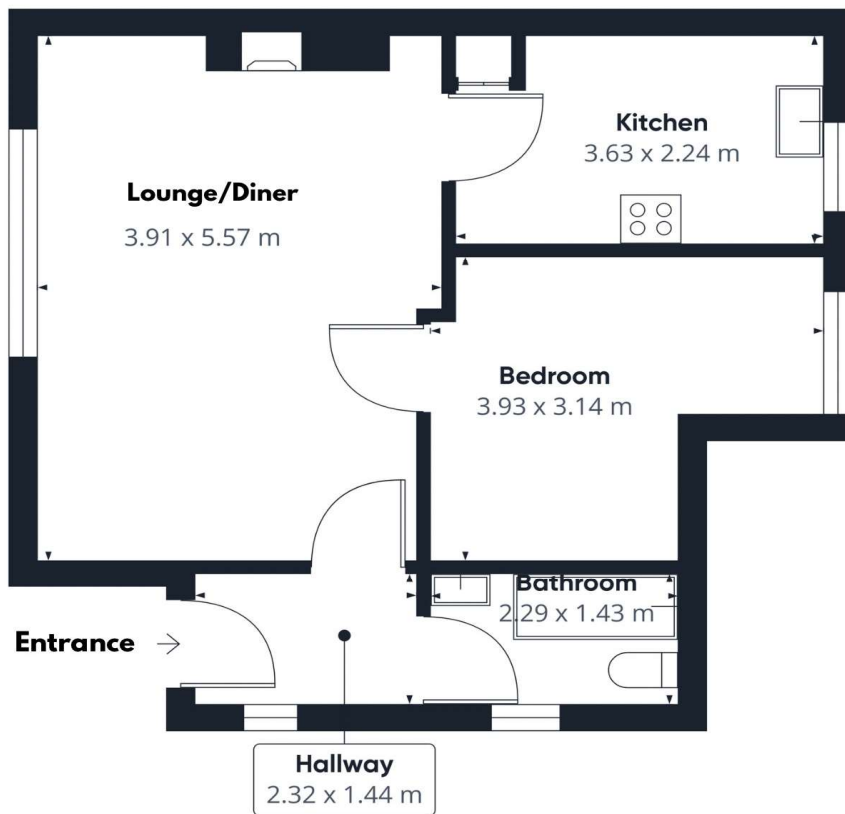
There is spectacular hillwalking, climbing and mountaineering in the area, with skiing at Glencoe. The numerous lochs and rivers provide both salmon fishing and trout fishing and the Ardbrecknish boatyard and marina, 2 miles away, provides sailing and water sports facilities. Some of the local estates run commercial shoots as well as allowing stalking by prior arrangement. The mountains and glens are an area of spectacular natural beauty and a photographer's dream. Loch Awe village (9 miles) has a small railway station on the Glasgow to Oban line and a post office and general store. Dalmally (10 miles) is slightly larger and has a primary school, doctor's surgery, pharmacy, post office, village store and railway station. Inveraray (13 miles) is at the head of Loch Fyne and has a variety of shops, hotels and tourist locations. Oban is 31 miles distant and has a full range of shops and supermarkets, secondary schooling and professional services. Oban has the ferry terminal to the Western Isles and is the main base for exciting west coast sailing. Glasgow airport is about a 90-minute drive, under normal travel conditions.

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