

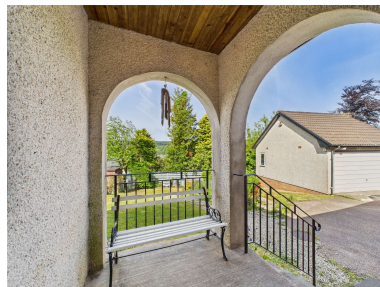


5 Bed Detached Bungalow

Guide Price: £300,000

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

Spacious family home with versatile layout and private wrap around gardens. Located in a sought after residential area of Lochgilphead, within walking distance of the local amenities and joint campus school. Presented as walk-in condition with recent upgrades, modern décor, oil central heating, a large detached garage and private tarmac driveway. Comprising; Lounge with patio access to raised deck and front gardens, open plan kitchen/diner with patio access, utility room, five double bedrooms, one en suite and two shower rooms. The property further benefits from double glazing, patio doors, loft storage space, linked smoke detectors, wrap around enclosed gardens with gated entrance, covered balcony with partial loch view, BBQ area and wood store /chicken coop. Highspeed broadband, 4G and digital television are available. EPC rating C69 - Council Tax Band F.




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Front entrance

Covered entrance from delightful vantage point balcony. Inner porch with coat hanging and boot storage facilities, pendant lighting and glazed door leading to hallway.

Hallway

Carpeted with two central heating radiators, loft hatch access, feature spotlighting, socket points and space for hall furniture.

Lounge 4.77m x 4.77m

Bright and spacious family room with dual aspect views and patio access to raised decking. Feature pendant and wall lighting, laminate flooring, large central heating radiator, plenty of space for freestanding furniture, wall mounted tv point, socket points and glazed door to kitchen/diner.

Kitchen/Diner 6.61m x 4.68m

Modern wall and base units in shaker style, kitchen island and contrasting worktops. Wine cooler, tiled splashbacks, space and plumbing for white goods, Space and pipework for LPG cooker, extractor hood, stainless steel sink with swan neck mixer tap and ample socket points. Open plan to dining area with rear garden window views, patio doors to the side bbq patio and gardens. Room for freestanding dining furniture, laminate flooring, two central heating radiators, spot and pendant lighting.

Utility 2.99m x 1.20m

Located just off the kitchen with storage cabinets, laminate flooring, flush ceiling light and opaque window to front.

Bedroom One 3.24m x 2.87m

Good sized double bedroom with garden views. Laminate flooring, central heating radiator, wall mounted tv point, socket points and ample room for freestanding furniture. This bedroom could be utilised as a private or rental annexe space with its own access from the rear garden and adjacent shower room.

Shower Room 2.01m x 1.53m

Contemporary shower room with walk-in thermostatic shower enclosure, WHB and WC. Modern black finishes, wall mounted toilet tissue holder, heated towel rail, opaque window to rear, marble effect tiled splashbacks, tiled flooring and extractor fan.

Hallway

UVPC entry door from rear of property to laminate floored hallway with spotlighting.

Bedroom Two 3.62m x 2.98m

Good sized double bedroom with en suite facilities, views to the front gardens, carpeted flooring, pendant and feature wall lighting. Central heating radiator, socket points, space for bedroom furniture and access to en suite shower room.

En suite Shower Room 2.46m x 1.64m

Modern three piece suite with walk-in shower enclosure, WHB with vanity storage beneath and WC. Black finishes throughout, wall mounted toilet tissue holder, heated towel rail, opaque window to front, white parquet tiled splashbacks, spotlighting, tiled flooring and extractor fan.

Bedroom Three 2.98m x 2.71m

Double bedroom with window views to the front gardens, laminate flooring and sufficient space for bedroom furniture. Inbuilt wardrobes, central heating radiator, socket points and wall mounted tv point.

Bedroom Four 3.00m x 2.43m

Double bedroom with views to the rear, laminate flooring, pendant lighting, socket points, central heating radiator, inbuilt wardrobe and alcove wall shelving, Ample space for freestanding bedroom furniture.

Bedroom Five 2.91m x 2.46m

Double bedroom with views to the rear, laminate flooring, pendant lighting, socket points, wall mounted tv point, central heating radiator, ample space for freestanding bedroom furniture.

Family Shower Room 2.46m x 1.64m

Fresh and modern three piece suite with large walk-in thermostatic shower enclosure, countertop WHB with storage beneath and WC. Heated towel rail, opaque window to rear, marble effect splashbacks, spotlighting, tiled flooring and extractor fan.

Garage 6.1m x 5.0m

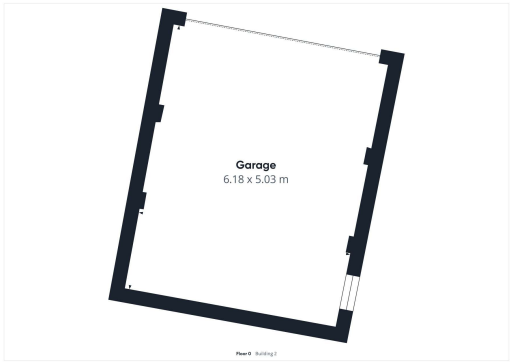
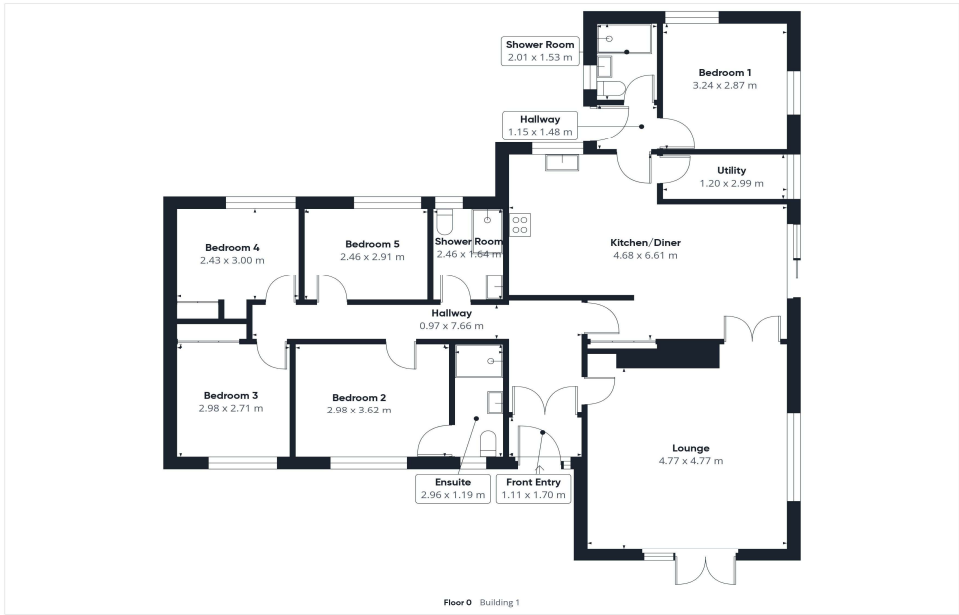
Large, detached garage of block and render construction with a tiled roof, concrete base, power and light. Up and over entrance door, side window and attic storage space.

Outdoor space

The property benefits from good sized wrap around gardens laid mainly to lawn, ideal for family use. The tarmac driveway has space for multiple vehicles and a gated entrance. To the rear there is a sloping lawn with slabbed pathway around the property. To the side there is a pedestrian gate providing handy access for children walking to the nearby school. Slabbed BBQ and seating area ideal for alfresco dining with access to the kitchen/diner. The boundaries are defined by hedges and fencing offering privacy and safety for all the family. To the front there is a large lawn with numerous flower beds including a range of shrubs and annual flowering perennials. Whirligig and chicken coop/log store.

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 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 Caimbaan Hotel (currently under renovation by the new owners), The Grey Gull Hotel and the Rumblin' Tum cafe. Within a 20-mile radius of the property are marinas at Craobh Haven, Ardfarn 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.



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