

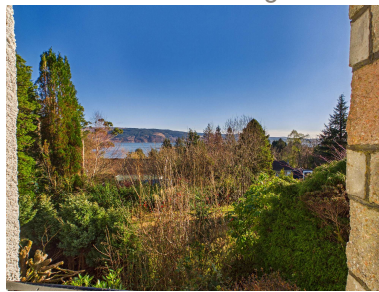
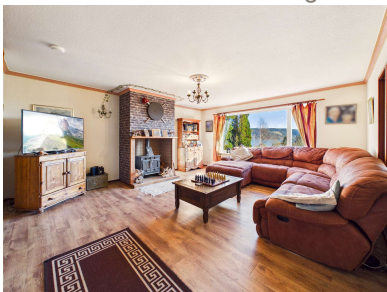


## 3 Bed Detached Bungalow

Offers Over: £300,000

Fascadale, Lochgair, by Lochgilphead, Argyll, PA31 8SD

Spacious family home with extensive garden and partial loch views. Peacefully set within a cul de sac of 4 similar dwellings along a private tarmac drive with no through traffic. Ideally located within the ever popular sailing village of Lochgair with hillside access from the garden, abundance of wildlife visiting regularly, boat launching slipway and shore access are all nearby. Local amenities, school, hospital and shops available in nearby Lochgilphead. Comprising; Lounge, dining room, kitchen, 3 double bedrooms (one en-suite) and family bathroom. Further benefits include a large wood burning stove, oil central heating, new double double glazing throughout installed 2025, the roof has been inspected with minor maintenance work carried out 2025, new carpets in all bedrooms and ample storage throughout including loft storage space. Extensive gardens attracting an abundance of local wildlife, gated countryside access to the rear, patio/bbq area, private driveway, carport, garage/workshop, basement cellar with workbenches, timber shed, greenhouse and log store. Broadband, 4G and digital television are available. EPC rating D56 - Council Tax Band D



  
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#### Entrance/hallway 4.41m x 1.53m

Timber entrance door to welcoming hallway with laminate flooring, coat hooks and space for hall furniture. Central heating radiator, loft hatch access, pendant lighting, smoke detector, socket points and storage cupboard.

#### Lounge 5.37m x 4.85m

Glazed doors from the hallway invite you to this large family room with views towards Loch Fyne in the distance. Central to the room is the focal point wood burning stove with tiled surround and hearth. Central heating radiator, laminate flooring, plenty of room for freestanding lounge furniture, feature pendant lighting, wall lighting, tv point and socket points.

#### Dining Room 3.60m x 3.48m

Semi open plan to the lounge with sliding opaque glazed doors for privacy if required. This room is currently utilised as a large home office with flexible use options. Garden and hillside views to the rear. Laminate flooring, central heating radiator, socket points and access to the adjacent family kitchen.

#### Kitchen 3.63m x 2.97m

Country style kitchen with lovely window views and access to the rear gardens and rural scenes beyond. Pantry cupboard and large storage cupboard. Matching wall and base units with glass display cabinets and bottle rack. Integrated Indesit dishwasher, space and plumbing for white goods, electric oven/grill and 4 zone hob with extractor hood above. Ceramic sink with mixer tap, wall paper coverings, decorative glazed cooker splashback, vinyl flooring and heat detector.

#### Bedroom One 4.29m x 3.71m

Large double bedroom with views to the front garden and partial loch views beyond. Recently carpeted flooring, pendant lighting, central heating radiator and socket points. Quadruple inbuilt wardrobes with sliding doors and plenty of room for bedroom furniture.

#### Bedroom Two 3.12m x 2.78m

Good sized double bedroom with en suite facilities, views to the rear garden and rural scenes beyond. Double inbuilt wardrobes, new carpet flooring, pendant lighting, central heating radiator and socket points. Ample space for bedroom furniture.

#### En suite 2.80m x 1.80m

Three piece suite with Triton electric shower, quadrant enclosure, WHB and WC, Wet wall panels and tiling to walls, vinyl flooring with timber effect pattern, wall mounted heater, opaque window, towel rail and extractor fan.

#### Bedroom Three 3.25m x 2.42m

Double bedroom with views to the front garden and partial loch views beyond. Freshly carpeted flooring, pendant lighting, central heating radiator, socket points and ample room for bedroom furniture.

#### Bathroom 2.58m x 1.96m

Three piece suite with shower and screen over the bath, WHB with modern mixer tap, vanity storage below and WC. Opaque window to rear, tiled splashbacks to dado height, pendant lighting, wall mounted vanity unit, tile effect vinyl flooring and towel rail.

#### Outside area

Extensive wrap around gardens with various spaces to enjoy gardening, family fun and relaxation. A well stocked mature rear garden with lawn and shrub borders. To the front the private driveway with lawn banking leads to a stone chipped designated parking area next to garage/workshop and carport (currently used as log storage area). Lawns and natural areas welcoming wildlife and wild flowers to the front side and rear. Various borders ripe for planting, annual flowering shrubs and established trees define the borders of the gardens. There are gates to either side of the property giving access and security for children and pets in the rear gardens. Stone chipped patio/seating area with cover is ideal for sitting enjoying the rural views and sun. Slabbed bbq area with purpose built brick bbq enclosure. Drying green, greenhouse, outside tap and timber garden shed to rear. Directly from the rear garden there is a pathway leading onto well maintained forestry tracks to peaceful walks and commanding views of the local area.

#### Garage/Workshop 5.42m x 3.00m

Single garage with work benches, power and light, concrete base and double doors.

#### Basement Cellar 5.8m x 4.3m

Large basement cellar with reasonable head height, power and light, concrete base, workbenches and further storage space. Hatch style door at side of property.

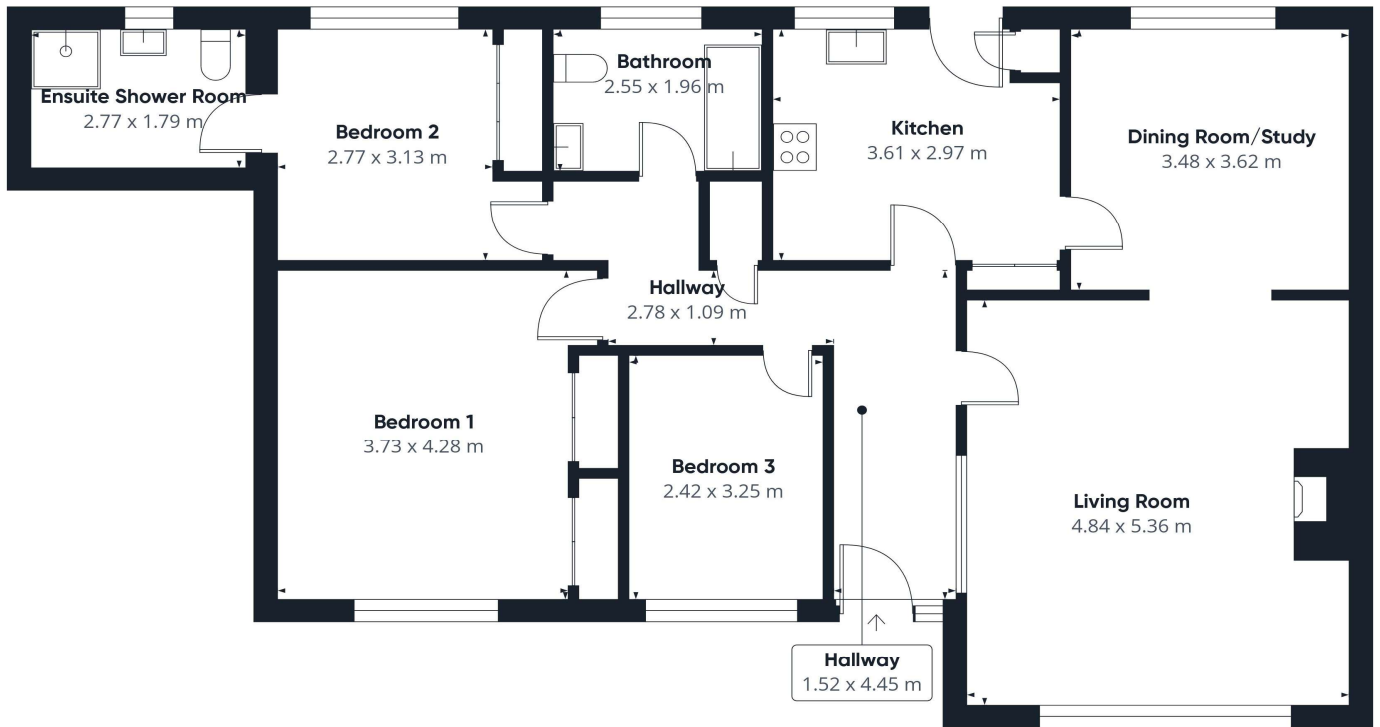
#### Location

Lochgair is an attractive and sheltered ribbon settlement of homes and Fasdale is within a few minutes walk to the pretty sheltered bay of Loch Gair and the local hotel. There are also many varied walking routes from the nearby forestry car parks. Lochgilphead is about 6 miles to the southwest and has a fine range of local shops, services and supermarkets which easily cater to everyday needs and fuller weekly shops. Lochgilphead has a health care centre as well as a library, a good range of professional services and is home to the Mid Argyll swimming pool. Primary and secondary schooling is available in Lochgilphead. The town also benefits from a newly re-vamped front green offering outdoor activities for all the family. Inveraray (16 miles) has an extensive range of popular tourist shops and a number of friendly local hotels, country pubs and restaurants. Oban is about 44 miles to the northwest where there are further larger shops and services, Glasgow City is about 78 miles to the southeast and offers a full range of higher and further education services as well as all the cultural and professional services normally connected with a major city. The A83 and A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper service to London. The local area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. Sea, river and loch fishing is also available in the area as are a number of local events on throughout the year. For sailors, the sea lochs of the west of Scotland offer safe anchorages as well as spectacular coastal sailing; there are marina and chandlery services at Ardrishaig, Tarbert, south at Portavadie and in the northwest via the Crinan canal at Ardfern in Loch Craignish for easy western isles and north coast access. Citylink/West Coast Motors run a regular bus service from Campbeltown to Glasgow for those wishing to use public transport. The local bus stops connect all the villages and towns on this route 3 times per day.

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