



5 Bed Detached Bungalow

27 Kilmory Road, Lochgilphead, Argyll

Guide Price: **£245,000**

Superb 5 bed detached family home with elevated loch views. Own entrance annex has been created for guests or potential B&B. located at the end of the street in the ever popular Kilmory area of town. Short walking distance to all the local amenities. 5 double bedrooms, lounge, open plan kitchen diner, utility room, bathroom, shower room and conservatory. The property further benefits from a detached garage, carport, large garden, driveway, LPG central heating (recent boiler installed), double glazing, mains electricity, drainage and water. Broadband and digital television are available.




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Lounge 5.6m x 5.5m

Bright spacious family lounge, feature open fireplace, recently carpeted, views of the loch and large front garden, central heated and plenty space for lounge furniture.

Kitchen / Diner 5.5m x 3.6m

Modern fitted wall and floor units, range cooker with hood, fridge freezer, space and plumbing for dishwasher, breakfast bar and LVT flooring. Open plane dining area with matching flooring, doorway leading to the conservatory. Good size bright dining area with ample space for family dining.

Conservatory 4.3m x 2.6m

South facing recently installed double glazed conservatory with access to the garden. Hatch with ladders to the cellar of the property with an abundance of storage space.

Utility room 2.7 m x 1.8m

Very useful room with worktops, airing pulley, space and plumbing for white goods. The recently installed gas boiler is located here.

Bedroom one 4.0m x 3.0 m

Large double bedroom with views to the rear, LVT Flooring and central heated.

Bedroom two 4.0m x 3.0m

Large double bedroom with rear views, carpeted, central heated and inbuilt wardrobe.

Bedroom three 3.5m x 3.1m

Good size double bedroom with views to the front, carpeted, wardrobe and central heated.

Bedroom four 3.5m x 3.1m

Good size double bedroom with views to the front, Laminate Flooring and central heated.

Bedroom five 3.4m x 3.0m

Currently used as the annex snug with own access out on to the raised sun deck. Good size double bedroom with views to the front, LVT Flooring and central heated.

Bathroom 4.0 m x 1.8m

Three-piece family bathroom with electric shower and screen over the jacuzzi bath with mixer taps, WHB and WC. Central heated, tiled walls, illuminated feature mirror and LVT flooring.

Shower room 2.4m x 1.3m

Modern three-piece suite with electric shower corner unit, WHB, WC, LVT flooring and central heated.

The far end of the hall has been carefully created in to a separate annex if required for guests, family or potential B&B. This area incorporates Bedroom 1 above, the shower room and bedroom 5/snug with own access.

Outdoor space

The property benefits from a quiet end of street location with footpath leading to the town amenities. Large garden grounds with previous planning permission for a 3-bed detached property to the side. This would still allow a good sized private garden with off street parking for both. Detached concrete based garage, carport and provide ample storage. Off street parking for multiple vehicles.

Location

Lochgilthead has a good variety of amenities such as the local hospital, High School, supermarket, veterinary surgery, post office, major banks, variety of unique local shops and a good selection of eating and drinking hostellers.

