



3 Bed Detached Bungalow

4 Fernoch Drive, Lochgilphead, Argyll

Guide Price: **£185,000**

Recently renovated family home in a quiet and desirable residential area, close to all Lochgilpheads amenities.

Open plan lounge/diner, kitchen, utility room, 3 double bedrooms, shower room and family bathroom. The property further benefits from single detached garage with power and light, private driveway, multifuel central heating, double glazing, partially floored loft space with Velux windows, garden shed, greenhouse, woodstore, private front and rear gardens. The property has been completely rewired, replumbed and insulation levels upgraded. Highspeed broadband and digital television are available.




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Front entrance porch leading to inner hallway with large linen cupboard, engineered oak flooring and central heating radiator.

Lounge/diner 7.8m x 3.8m

Triple aspect, bright and airy room with ample space for lounge and dining furniture, engineered oak flooring, French doors leading to the rear patio and bbq area, focal point multi fuel stove and shelving. Open plan kitchen off the dining area.

Kitchen 3.6m x 2.7m

Nicely finished kitchen with matching wall and floor units, underfloor heating, space and plumbing for white goods, views to the front, gas powered range cooker, shelving, tiled flooring and splashbacks. Open plan to lounge/diner.

Utility room 3.5m x 1.6m

Side entrance porch with utility area. Matching wall and floor units, space and plumbing for white goods, radiator, WHB, coat hanging and boot storage facilities.

Bedroom one 3.8m x 3.1m

Good sized double bedroom, ample space for bedroom furniture, views to the front, shelving, carpeted and central heating radiator.

Bedroom two 3.9m x 2.9m

Good sized double bedroom, large inbuilt triple wardrobe, views to the rear, carpeted and central heating radiator.

Bedroom three 2.9m x 2.9m

Double bedroom, ample space for bedroom furniture, views to the rear, central heating radiator and carpeted.

Bathroom 3.1m x 2.6m

Modern white 4 piece suite, electric shower in large enclosure, bath with mixer tap, underfloor heating, WC, WHB, tiled flooring and splashbacks, large heated towel rail and shelving.

Shower room 3.0m x 1.2m

Modern white three piece shower room with thermostatic mains shower enclosure, tiled flooring and splash backs, underfloor heating, heated towel rail, shelving, WC and WHB.

Outdoor space

Driveway for multiple cars, Detached garage with power and light, the front garden is mainly chipped with a few shrubs and bushes which makes it easy to maintain. Patio and BBQ area that wraps round the house from the side to the rear, good sized wood store on the other side of the house, the rear garden is mainly laid to lawn and is bordered by a garden fence and hedging. There is also a garden shed with power and light and greenhouse section.

Location

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 is a swimming pool and various sporting facilities in the town. 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 and the Rumbly Tump.

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.

Oban, approximately 38 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front 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.

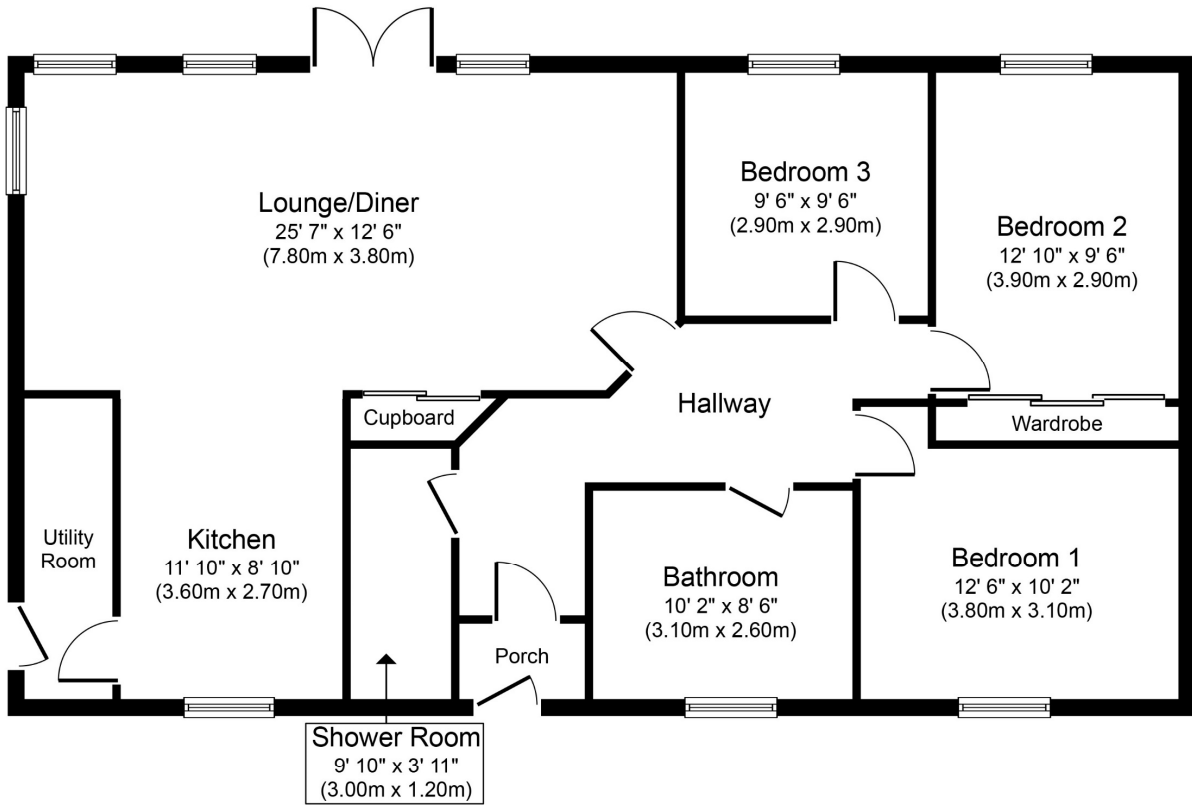
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Approximate Floor Area
1,114 sq. ft.
(103.5 sq. m.)

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. 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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