



3 Bedroom Detached

Oakbank, Minard, Argyll

Offers Over: **£249,995**

. Extended detached cottage with stunning loch views. Flexible accommodation. Ground floor three double bedrooms (one currently used as a sitting room,) kitchen, dining room, utility room, family bathroom and WC. First floor dormer loft conversion, lounge, (could be used as a large master bedroom.) The property further benefits from double glazing, a detached garage/workshop, studio with power and light, car parking and driveway for multiple cars. Fibre broadband is available and digital television with satellite dish.




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Entrance porch with storm doors, leading to

Hallway

With Dimplex quantum storage heater.

Kitchen - 3.4m x 2.2m

Oak shaker style wall and floor units, inbuilt fridge freezer, free standing cooker, glazed cabinets, under unit and feature lighting, cookery book storage, dual aspect windows to the side and rear, plinth heater and laminate flooring, phone point. Access to dining and utility rooms.

Dining room - 3.6m x 3.5m

Carpeted, window to the rear, focal point electric fire place, quantum storage heating, TV point and access to the kitchen.

Utility room - 2.6m x 2.0m

Located off the kitchen, rear door giving access to drying green and rear patio, large storage cupboard, worktops, space and plumbing for white goods, wall and floor units, laminate flooring and down flow fan heater.

Bedroom one - 4.0 m x 3.6m

Twin room, loch facing with large bay window, carpeted, quantum storage heater and wash hand basin.

Bedroom two - 4.0m x 3.6m (currently used as sitting room)

Large bay windows to enjoy stunning loch views, carpeted, quantum storage heater, focal point electric fire place, TV point.

Bedroom three - 3.7m x 3.3m

Quantum storage heater, fantastic loch views, carpeted, inbuilt triple wardrobe with drawer storage, ample space for bedroom furniture.

Bathroom - 2.3m x 1.6m

3 piece suite with electric shower and screen over the bath, laminate flooring, fully tiled walls, WC, WHB, heated towel rail, extractor fan, downlights and radiator.

WC (adjoining bedroom 3) - 0.8m x 1.6m

Two piece suite with electric shaver point and light, vanity unit, plinth tube heater, WC, WHB and tiled splash backs.

Inner hallway, carpeted, quantum storage heater, phone point. Under stairs storage cupboard. Stairs, carpeted leading up to first floor lounge.

First floor

Lounge - 6.2m x 5.5m

Stunning triple aspect loft conversion. A light and airy room with study space, elevated loch views, eaves storage, focal point electric fire, TV and phone point. Could also be used as a large master bedroom if required.

Garage/workshop - 5.9m x 3.6m

Concrete base, roller door which can be upgraded to electric power door if required, lots of shelving and storage, power, light and water, ample power sockets, work tops and kitchen units.

Studio to rear of garage - 4.0m x 3.2m

Dual aspect double glazed windows to the rear and side, suspended floor, shelving, worktops, carpeted, power and light and insulated roof.

Outdoor space

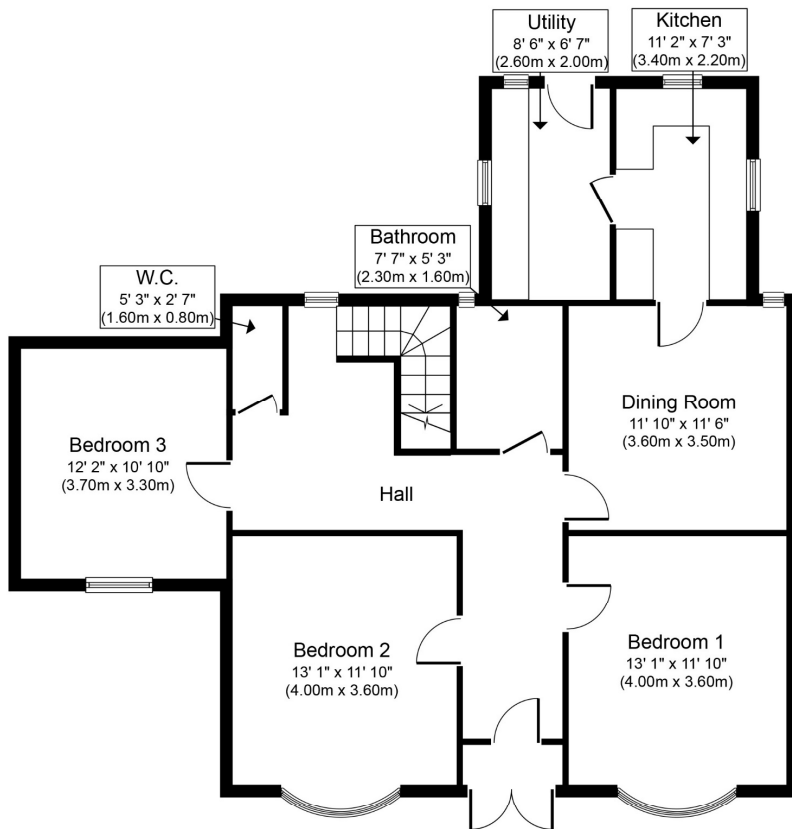
Large front garden with stunning loch views that is mainly laid to lawn, front patio area with space for benches. Garage and attached studio with separate entrances, both with power and light. Rear garden is gated at both sides of the house, large drying green, mature trees and bushes to the rear, plenty seating areas and rear patio to enjoy the afternoon and evening sun.

Location

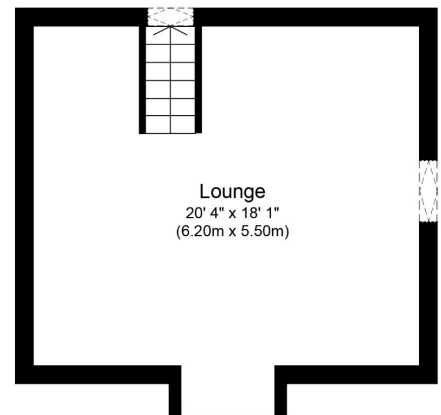
Minard is ideally located on the shores of Loch Fyne on the A83, midway between Inveraray and Lochgilphead. The village of Furnace, 3½ miles north, has a local shop and post office, primary school and health centre. Lochgilphead, 13 miles to the south, has a range of amenities and shops, including a supermarket, primary and secondary schools, hospital, and leisure centre. Inveraray, 12 miles to the north, with its famous castle and jail, offers a number of independent shops and a supermarket.

Five minutes walk from Oakbank are the renowned Crarae National Trust gardens. The area offers many outdoor pursuits including walking, sailing, fishing, golfing and horse riding. The Lochgair and Minard Moorings Group offer opportunities for prospective boat owners. Minard is also served by a bus service which provides easy access to both Glasgow city centre and Glasgow airport, (2 hours), and Campbeltown on the Kintyre peninsula.

fixtures and fittings and movable items contained in the property are for guidance only



Ground Floor
Approximate Floor Room
1,040 sq. ft.
(96.6 sq. m.)



First Floor
Approximate Floor Room
375 sq. ft.
(34.8 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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Office Opening Hours

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Evening and weekend appointments available.



Our office..

is located right in the main thoroughfare of Lochgilphead. We are open Mon to Friday from 10am until 4PM. Why not pop in for a chat and a coffee to find out how we can help with all aspects of property sales and letting. We have an in house mortgage broker who will be happy to discuss all your mortgage and insurance questions. Barry is known for his friendly, speedy, straightforward approach. A local service with access to all the major UK lenders from the convenience of our office or your own home.