



4 Bed Detached Bungalow

Maryville, Ardrishaig, Argyll

Guide Price: £200,000

Recently renovated inside and out this fantastic bungalow in Ardrishaig has stunning loch views to the front and a large garden with Crinan canal access to the rear. Lounge/diner, Kitchen, 3 bedrooms (one with en suite), Study/4th bedroom and family bathroom. The property further benefits from oil central heating, decked area, timber chalet and detached garage to the rear of the house, double glazing, new bathroom and kitchen, only a short drive to the amenities of Lochgilphead and Ardrishaig. Fibre optic broadband and digital television area available.




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Lounge 6.1m x 4.5m

Bright spacious family room with stunning triple aspect loch views, laminate flooring, TV point, downlights and two central heating radiators.

Kitchen 4.1m x 2.9m

Newly fitted kitchen, light grey matching wall and floor units, tiled flooring and splashbacks, space and plumbing for white goods, oven, hob and extractor, views and access to the rear.

Bedroom one 3.3m x 2.9m

Good size double bedroom with ample space for bedroom furniture, laminate flooring, central heating radiator and amazing loch views.

Bedroom two 3.3m x 2.9m

En suite master with fantastic loch views, central heating radiator, downlights and laminate flooring.

En suite 2.4m x 0.7m

Tiled walls and flooring, mains powered shower in cubical, WHB with storage and WC.

Bedroom three 3.4m x 2.0m

Laminate flooring, views to the rear and central heating radiator.

Study/4th bedroom 3.8m x 2.0m

Bright and airy room, laminate flooring, TV point, French doors leading out to decking and rear garden.

Bathroom 2.5m x 2.1m

Recently fitted bathroom, bath with mixer tap, mains powered shower in cubical, heated towel rail, WC, WHB with storage beneath, tiled walls and flooring.

Outdoor space

The property has excellent outdoor space with parking for multiple cars at the front, rear sun deck, concrete base garage, good size rear garden with canal access steps, large wooden chalet in need of some repair.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, laundrette, The Rumblin' Tum Café and many more. Ardrishaig also has Tennis courts, a sailing club, a couple of small local pubs and the Grey Gull hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead which has sports facilities, a supermarket, more local shops, restaurants, local Hospital, Dentist, Vets and Opticians.

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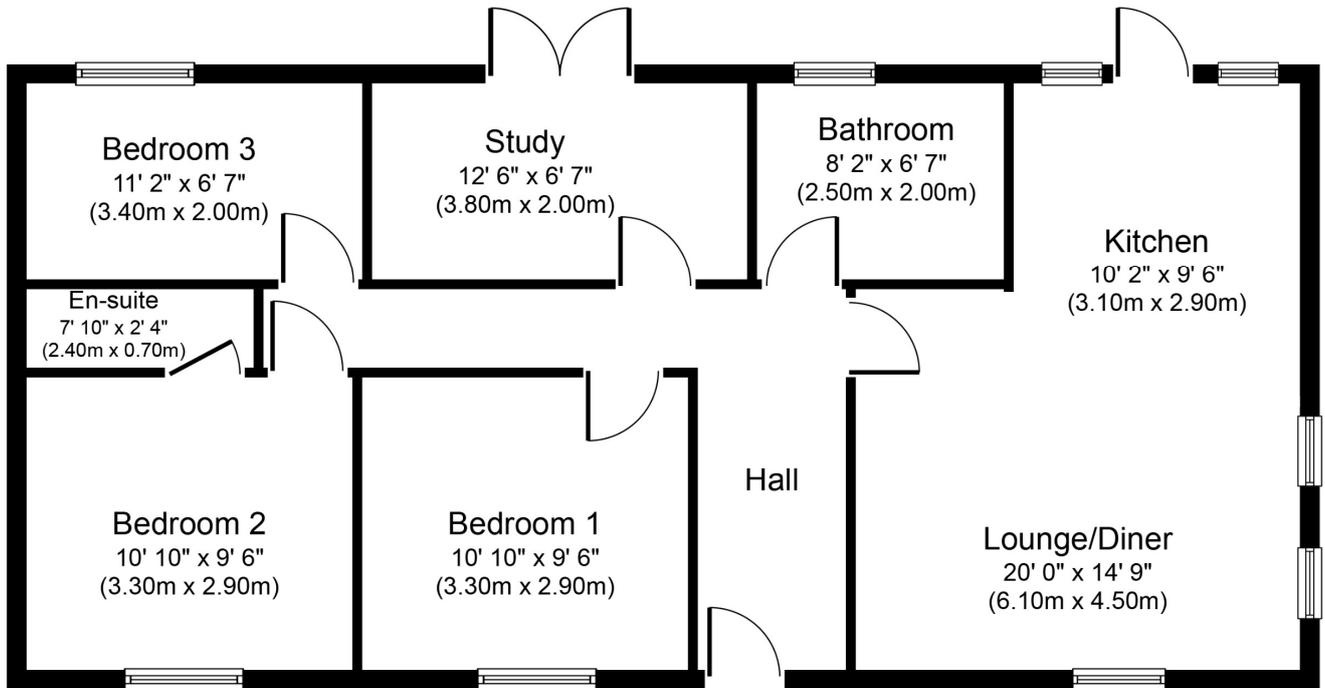
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Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)

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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- Regular feedback.
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