



## 3 Bed Detached Bungalow

Braeside, West Loch, Tarbert

Guide Price: **£230,000**

A delightful family home with partial loch views located on the outskirts of the ever-popular coastal village of Tarbert. Set off a country lane in the West Loch area, far enough out of town yet close enough to the local amenities. Freshly decorated throughout in neutral colours. Family lounge with open fire, bright spacious kitchen diner, 3 double bedrooms, family bathroom and master en suite. The property further benefits from a detached double garage with power and light, large rear garden with loch views and fruit trees, oil central heating, double glazing, partially floored loft with ladder access and light, off street parking and patio/BBQ area. Broadband and digital television are available.



  
**ARGYLL**  
Estate Agents

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#### **Entrance**

Good size entrance porch with ample boot storage and coat hanging. Leads to inner hallway with storage, large radiator, and access to all rooms.

#### **Lounge 5.0m x 4.0m**

Warm welcoming room with fully glazed doors leading the patio and BBQ area, feature open fire, laminate flooring, TV point and 2 central heating radiators.

#### **Kitchen diner 6.5m x 3.6m**

Bright spacious kitchen diner with patio door leading to the front garden. Tiled flooring, fitted wall and floor units. inbuilt oven, hob and extractor, internal oil boiler, space and plumbing for white goods.

#### **Bedroom one 4.2m x 3.2m**

Master bedroom with en suite facilities, laminated flooring, central heating radiator, views to the rear and ample space for bedroom furniture.

#### **En suite 1.4m x 0.9m**

White three piece en suite with electric shower cubicle, tiled splash backs, WC, WHB and tiled floor.

#### **Bedroom two 4.2m x 3.2m**

Good size double bedroom with views to the front, central heating radiator, ample space for bedroom furniture and laminate flooring.

#### **Bedroom three 3.3mx 3.0m**

Double bedroom with views to the front, laminate flooring, space for freestanding bedroom furniture and central heating radiator.

#### **Family bathroom 2.0m x 2.0m**

White three-piece family bathroom with thermostatic mains water shower over the bath, tiled splash backs, WC, WHB, central heating radiator, shelving, feature mirror and vinyl flooring.

#### **Outdoor space**

The property benefits from a superb block and render double garage with concrete base, shelving, power and light, external water tap, off-street parking, large rear garden laid mainly to lawn with fruit trees, fruit bushes, and vegetable boxes, paved & graveled patio and BBQ area. Views of West Loch can be enjoyed from the garden.

#### **Location**

Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafés and restaurants overlooking the harbour in addition to a supermarket and banking services. Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area.

There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

Lochgilthead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town.

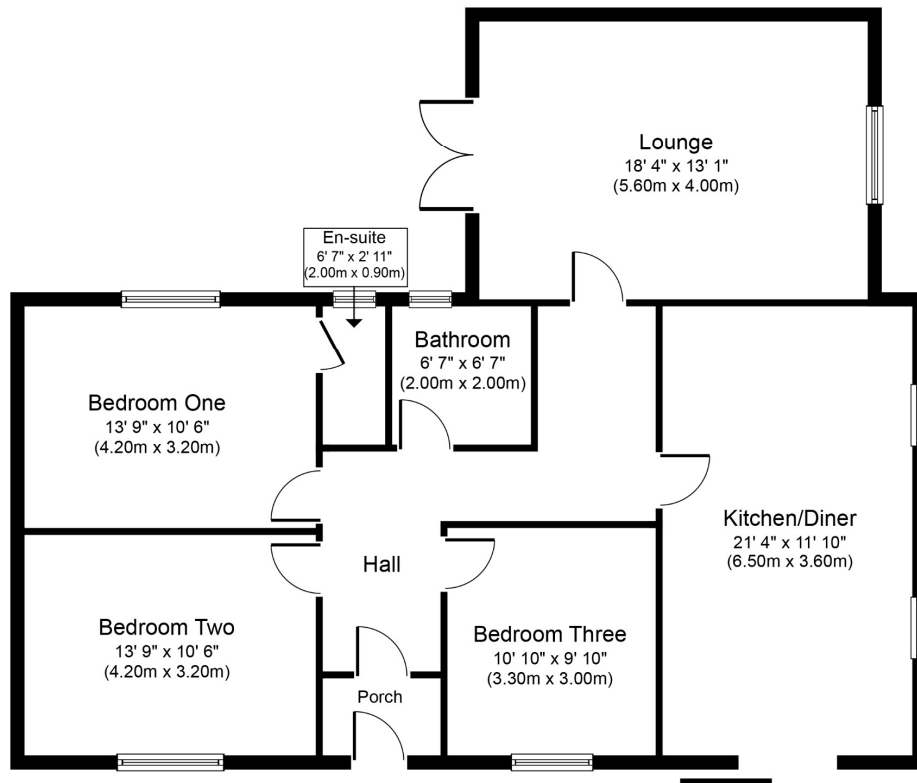
City Link run a reliable bus service from Campbeltown to Glasgow.

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**Approximate Floor Area**  
**1,141 sq. ft.**  
**(106.0 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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- Advice on a proactive marketing strategy.
- All viewings carried out free of charge when required.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Listing on prominent national websites.
- Your property displayed in our local office window.
- Erection of a standard For Sale board at your property.
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- Floorplans.

#### **Letting - What's included**

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- Free no obligation appraisal and rental valuation of your property.
- Advice on a proactive marketing strategy.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
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#### **7 days a week**

Available 9am – 9pm

#### **Office Opening Hours**

Mon to Friday 10am – 4PM.

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.