



## 4 Bed Detached Bungalow

Karuna, Victoria Park, Minard

Guide Price: **£250,000**

Bright spacious family home with stunning views of Loch Fyne. Ideally located between Inveraray and Lochgilphead for those looking for a short commute. Minard is a quiet community spirited village which is popular with sailing and outdoor enthusiasts. Flexible layout of a lounge, kitchen/diner, 4 double bedrooms, family bathroom and shower room. The property further benefits from a new energy efficient hot water heating system, 4 kW solar PV panel system (higher rate of feed in tariff), large attached garage, good size front and rear garden, private driveway, loch facing patio and greenhouse.



  
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#### **Entrance**

Good size entrance porch with new flooring, space and plumbing for white goods, ample space for coat hanging and boot storage. Glazed door leading to inner hallway with storage heater and loft access.

#### **Lounge 5.0m x 4.8m**

Fantastic dual aspect views across Loch Fyne, new carpet, modern electric heating radiator, TV point and ample space for lounge furniture.

#### **Kitchen/diner 4.8m x 4.0m**

Stunning new dove grey units with copper handles, soft close doors and drawers, inbuilt appliances, composite grey sink with modern mixer tap, breakfast bar to the dining area and new flooring throughout. Good size room with ample space for extra freestanding appliances, dining furniture, views and access to the rear garden, energy efficient electric radiator, dual aspect windows to the side and rear.

#### **Bathroom 2.4m x 1.7m**

Totally renewed throughout. Modern three piece suite with double end bath, centre mixer tap, electric shower and screen over the bath, sink with matching mixer tap and modern WC. New flooring, concrete grey respatex walls throughout for easy maintenance, downlights, tractor fan and heated towel rail.

#### **Shower room 2.9m x 1.1m**

Just installed with good size shower enclosure, thermostatic rain shower, handheld mixer and sliding doors. Modern WC and sink with mixer tap. Fully lined walls with concrete grey respatex, new flooring, downlights extractor fan and downflow fan heater

#### **Bedroom one 4.1m x 3.0m**

Large loch facing double bedroom with superb views, inbuilt wardrobe, new carpet and panel heater.

#### **Bedroom two 3.0m x 2.9m**

Loch facing double bedroom with inbuilt wardrobe, panel heater and new carpet.

#### **Bedroom three 3.5m x 2.4m**

Good size double bedroom with views to the rear, inbuilt wardrobe, new carpet and panel heater.

#### **Bedroom four 3.5m x 2.4m**

Rear facing double bedroom, new carpet, panel heater and telephone point for future office use.

#### **Outdoor space**

The bungalow is set in a stunning front line location with a large lawn front garden, mature rear garden with a fine selection of plants and shrubs, loch facing patio area, private driveway for multiple cars, greenhouse and large attached garage with remote control overhead door, power and light.

#### **Location**

Minard is ideally located between the towns of Inveraray and Lochgilhead. The village itself has good transport links to Glasgow and surrounding towns and villages, local post office and primary school.

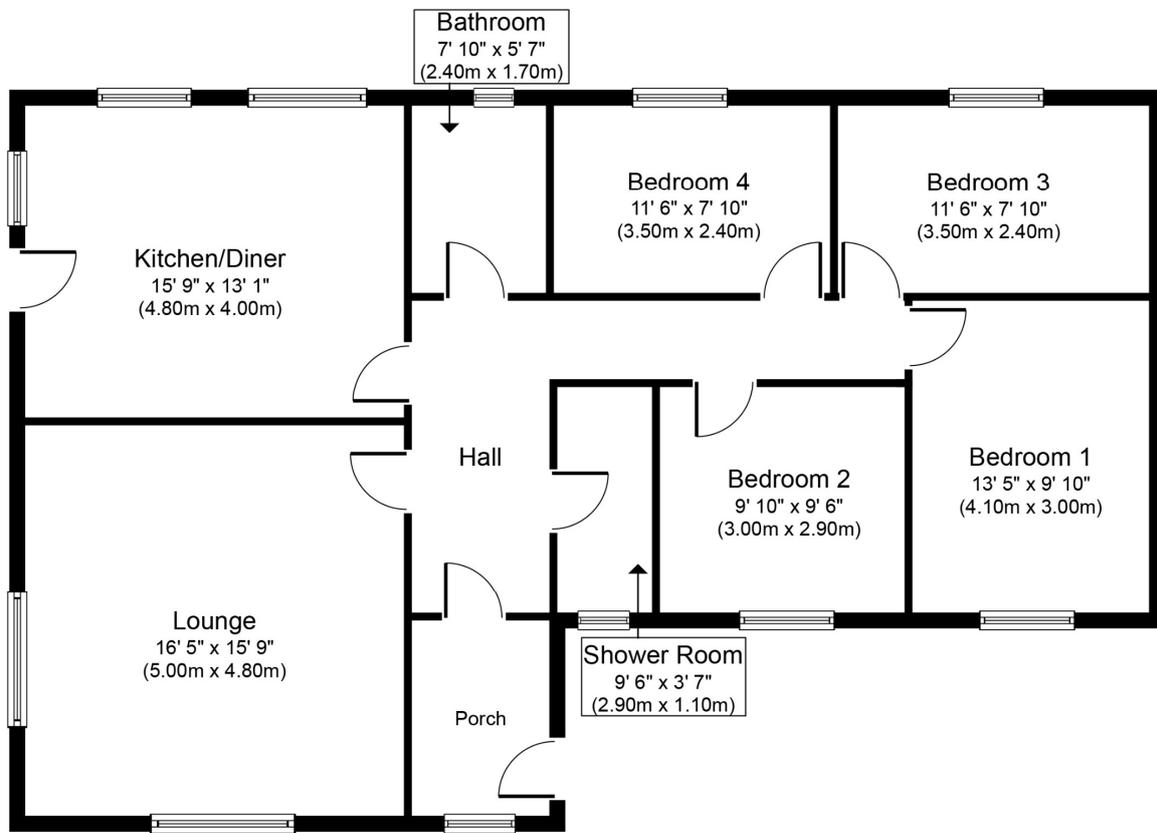
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**Approximate Floor Area**  
1,119 sq. ft.  
(104.0 sq. m.)

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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- Listing on Argyll Estate Agents innovative website.
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- 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.
- Your property displayed at our local office.
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#### **7 days a week**

Available 9am – 9pm

#### **Office Opening Hours**

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#### **Our office..**

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