



## 2 Monydrain Road, Lochgilphead Offers Over £199,995

3 bed detached bungalow located off a quiet lane in a popular area of Lochgilphead. Large level garden with private driveway and detached garage.



**Miller Stewart**  
INDEPENDENT ESTATE AGENTS & PROPERTY MANAGERS

3 bed detached bungalow located off a quiet lane in a popular area of Lochgilhead. Large level garden with private driveway and detached garage. Close to the main shopping area and town amenities. Three double bedrooms, lounge diner, breakfasting kitchen and a modern family bathroom. The property further benefits from oil central heating, double glazing, patio area, drying green, mains electricity, water and private drainage. Broadband and digital television are available.

### **Location**

The property is only 2 minute walk from the local swimming and Crinan Canal tow path. Child friendly/dog walks along Monydrain Road direct from the door. Lochgilhead has a good variety of amenities such as the local hospital, High School, supermarket, veterinary surgery, post office, major banks, variety of unique local shops and a good selection of eating and drinking hostelrys.

The neighbouring town of Ardrishaig sits on Loch Fyne at the eastern end of the Crinan Canal which provides a link for yachts and small motor craft to the popular sailing waters off the west coast of Scotland and around the Hebrides. Loch Fyne itself opens out into the Firth of Clyde. Other outdoor pursuits in the area include a bowling club, tennis court, fishing, hill walking, mountain biking, horse riding and climbing. The ferries to the islands of Arran, Islay and Gigha are just a short drive away.

Various local events are held throughout the year.

The property is entered by either the front or rear entrance porch which has power and light.

### **Lounge Diner 6.0m x 3.4m**

Bright spacious lounge diner with open fire and focal point fireplace, bay window and a further south facing window to allow the light to flood in. Serving hatch to the kitchen, carpeted and central heated.

### **Kitchen 4.4m x 3.7m**

Good size breakfasting kitchen with space for a table and chairs. White wall and floor units, inbuilt fridge freezer, oven, hood and extractor hood. Vinyl flooring and dual windows overlooking the rear garden.

### **Bedroom one 3.9m x 3.5m**

Large double bedroom with inbuilt wardrobe and views of the front garden. Carpeted and central heated.

### **Bedroom two 3.7m x 2.9m**

Good size twin bedroom with views to the rear. Carpeted and central heated.

### **Bedroom three 2.8m x 2.6m**

Double bedroom with views to the rear. Carpeted and central heated.

### **Bathroom 2.2m x 2.0m**

Modern four piece family bathroom with Jacuzzi bath, separate shower cubicle with electric shower, W.C, WHB with vanity storage underneath. Dual windows and fully tiled.

### **Outdoor space**

The bungalow benefits from a large level garden laid mainly to lawn (approximately 1/3 of an acre), Red chipped driveway and off street parking, detached garage with power and light, patio area and drying green.

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All measurements approximate and descriptions are for guidance only.