

3 BED DETACHED BUNGALOW

OFFERS IN EXCESS OF £335,000



Largiemore, Shore Rd, Tighnabruaich, PA21 2DX

Stunning Views

Beautiful Gardens

Beautifully presented

Early completion possible

3 double bedrooms

Viewing essential

Floored loft with spiral stairs

Council Tax d EPC d

Highly Sought-after location

Detached Garage



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Porch

Wooden storm doors lead to the front door which opens to the large bright and spacious hall

Hall 4.9 x 2.00m at widest point

Hall cupboard access to two bedroom family shower room and double glass panel doors open to the lounge. High quality "Engineered Oak" flooring which extends to the lounge kitchen utility room

Lounge 8.50m x 5.50m at widest points

Stunning open plan kitchen lounge diner with focal point center located double fronted wood stove . White Kitchen units with contrasting wood worktops, to the back of the room, ceramic double sink with mixer taps. Integrated fridge, dish washer, four ring gas hob with electric oven below . Tiled splash back . Bay window floods the room with natural light . Side window and window to the back. three traditional style radiators. Recessed LED lighting. Featured Spiral stair provides access to the loft room

Utility room 5.20m x 1.70m at widest points

Located of the main kitchen lounge. Door to the side leads to the detached garage and back garden . Matching kitchen units with space for white goods . Another under counter fridge and space for upright freezer. Traditional style radiator. Matching oak flooring extends thru to the utility room
Velux window and two rear facing window . Fitted IKEA cupboard s with shelving . The Worcester Bosch combi gas boiler is located here . Door to 2nd lounge or 3rd bedroom .

Back Bedroom or 2nd lounge 5.00m x 4.20m at widest points

Two steps up . Great room previous used as a guest bedroom and a 2nd lounge . Window to the front again with stunning views . Carpeted, low voltage lighting, radiator. Full back wall with adjustable shelving . Wall mounted 55 inch digital smart TV. Cupboards to the back with shelving .
Featured French door which open to the back garden and flood the room with natural light

Master bedroom 5.50m x 4.00m at widest points

Located to the front. Stunning views to the front and side windows . Carpeted , recessed low voltage lighting . Open plan dressing room with privacy glass panel to the ensuite

Ensuite

W.C wash hand basin with mixer taps bath tub and separate walk in shower. Towel radiator. LED lights, window to the side. Tiled floor , extractor fan.

Family bathroom 2.40m x 1.95m at widest points

Beautifully present shower room with W.C . Wash hand basin with mixer taps and mirror above. Large walk in shower with rain head shower , glass shower screen . Tower radiator recessed low voltage lighting. Velux sky light window . Tiled floor . Extractor fan .

Bedroom 4.10m x 3.85m at widest points

Good size double bedroom with window to the side which also benefits from views to the Tighnabruaich pier . Carpeted recessed lighting radiator

Loft room

Featured Spiral stair from the lounge

Large room was previously used as a bedroom . Two velux windows to the front . Carpeted eves storage . Recessed lighting . Great multipurpose room .

Garage and Gardens

Detached garage with electric door and side door gravelled driveway with turning point . Well maintained front and back garden s lawned area with mature bushes and flowers beds and managed borders. Green house located at the back .

For Further details and to arrange a viewing e: marco@dunoonproperty.com

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