



Fearann Ruadh, School Road, Strachur, PA27 8DH



Offers in the Region of £295,000

- ◆ **Detached Bungalow offering spacious family accommodation in delightful rural setting.**
- ◆ **Entrance Porch, split-level Sitting Room opening onto Raised Deck, Dining Kitchen, Utility Room, Master en-suite Bedroom opening onto Raised Deck, Bedroom Two with en-suite Shower room, Bedroom Three and Family Bathroom**
- ◆ **Double Glazing. Multi-fuel stove providing Central Heating by radiators.**
- ◆ **Spacious accommodation finished to a high standard throughout.**
- ◆ **Generous Landscaped Garden Grounds. Expansive views over open countryside and hills beyond.**
- ◆ **Parking Area providing parking for several vehicles.**
- ◆ **Designed with room for expansion (subject to obtaining all necessary Local Authority consents).**
- ◆ **Viewing of this fine home highly recommended.**

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Fearann Ruadh is a most appealing individually designed family home benefiting from superb panoramic hill views located only a few minutes drive away from the shores of Loch Fyne. A number of local amenities are available nearby including Primary School, Doctor's Surgery, Petrol Station, Church, Inn with Restaurant & Bar, Public House and Village Store with Sub Post Office. Dunoon, approximately 15 miles away, offers a wider range of amenities.

From Parking Area to side of Fearann Ruadh, pathway leads to timber and glazed front door with glazed side panels opening onto Entrance Porch. Alternative access can be taken via door to side opening onto utility Room.

ENTRANCE PORCH 2.0m x 1.5m

Spacious Entrance Porch with coat hooks, overhead light and oak flooring. Door with glazed side panels opens onto Hallway.

HALLWAY

Broad Hallway gives access to all accommodation. Hall cupboard Oak flooring. Two overhead lights. Radiator. Hatch to spacious partially floored Loft with power, light and window at each gable end.

From Hallway, three steps lead down to Sitting Room.

SITTING ROOM 6.4m x 4.8m

Bright and airy Sitting Room benefits from 10' ceiling height with dual aspect picture windows and French doors offering truly outstanding views over open countryside and hills beyond. Coving. Feature multi-fuel burning stove with stone hearth. Picture rail. Oak flooring. Two overhead light fittings. French doors open on to spacious raised deck making this a fabulous space for entertaining and relaxing.



KITCHEN 6.0m x 3.6m (both at widest)

Windows to side and rear offer lovely views across surrounding countryside and hills beyond. Quality French oak wall and floor units with stone effect work surface and tiling behind. Under wall cabinet lighting illuminating work surface. Stainless steel sink with middle bowl, drainer and mixer tap. Space for range style cooker with extractor canopy over. Plumbed for dishwasher. Two triple spotlight fittings. Radiator. Oak flooring. Door to Utility Room.

UTILITY ROOM 2.4m x 2.4m

French oak floor units with wall tiling behind and stone effect work surface. Stainless steel sink, drainer and mixer tap. Plumbed for washing machine. Tiled floor. Coving. Coat hooks Overhead light. Radiator. Door to side to garden ground and parking.

MASTER BEDROOM 4.7m x 4.4m (both at widest)

Spacious Master Bedroom with window to rear again offering lovely views. Built-in wardrobes. Oak flooring. Overhead light. Radiator. Door giving access to En-suite Shower Room. French doors open on to raised deck.

EN-SUITE SHOWER ROOM 3.1m x 1.1m

White Heritage suite comprises tiled shower cubicle with double sliding doors, wash hand basin and W.C. Vanity mirror with light incorporating shaver socket over. Extractor. Heated towel rail. Overhead light. Oak flooring.

BEDROOM 2 4.1m x 3.3m (both at widest)

Window to front. Built-in wardrobes. Coving. Overhead light. Oak flooring. Radiator. Door giving access to En-suite Shower Room.

EN-SUITE SHOWER ROOM 2.2m x 1.7m

Opaque window to front. White Heritage suite comprises tiled shower cubicle, wash hand basin and W.C. Vanity mirror with light incorporating shaver socket over. Heated towel rail. Overhead light. Oak flooring.

BEDROOM 3 4.6m x 3.3m (both at widest)

Double aspect windows offering lovely views. Coving. Overhead light. Oak flooring. Radiator.

BATHROOM 2.2m x 1.8m

White Heritage suite comprises bath with wall tiling behind, wash hand basin and W.C. Vanity mirror with light incorporating shaver socket over. Extractor. Heated towel rail. Overhead light. Oak flooring.

GARDEN GROUND

Paths lead along side property through areas laid with gravel for low maintenance. The Garden Grounds have been created with the same care and attention as given to the interior of this fine property. Variety of trees and planted borders. To rear, pathways and stone steps lead to terraced areas attractively laid out with a combination of gravel and grass. Further good sized area of uncultivated sloping grounds offering the new owner scope to adapt the generous outdoor space to suit their requirements. Door to useful Cellar. Storage area below raised deck currently housing a supply of cut wood to fuel the multi-fuel stove for approximately 1-2 years. Garden tap. Pretty burn running through garden to one side. Traditional stone walling. Scenic views can be enjoyed from almost every aspect of the garden grounds enhancing the tranquillity of Fearann Ruadh's setting. Steps lead up to raised deck. Garden shed.



ENTRY

Negotiable.

VIEWING

Strictly by arrangement with the Selling Agents.

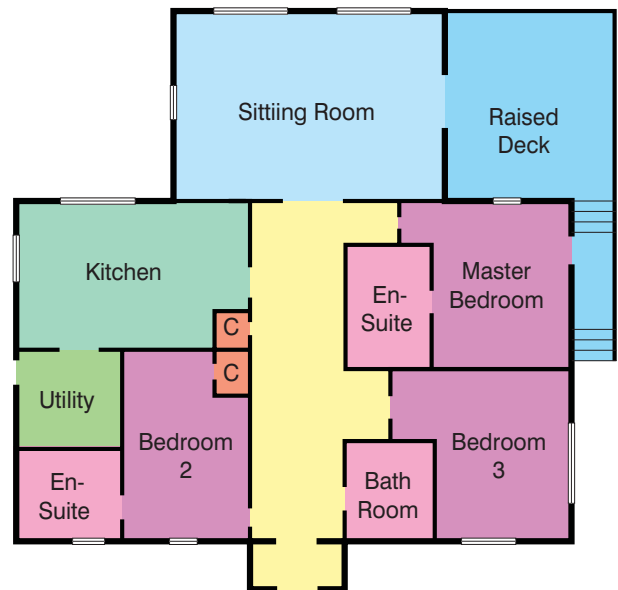
NOTE

These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

Scotland Property Online is the Estate Agency of Stewart & Bennett, Solicitors, 82 Argyll Street, Dunoon, Argyll PA23 7NJ Tel: 01369 702885 Fax: 01369 706695





Floor plans are indicative only - not to scale.