



## 3 Bed Semi Detached House

Guide Price: £160,000

18 Queen Elizabeth Cottages, Furnace, Argyll, PA32 8XX

Family home with stunning views across Loch Fyne and particularly generous enclosed gardens in the popular village of Furnace. This end of the row property benefits from recently installed air source central heating and hot water system, PV solar panels and battery storage to help keep household bills manageable. Double glazing, a good amount of inbuilt storage and loft space, valuable features alongside its potential for further upgrading and personalisation. The accommodation comprises an open plan lounge/diner, kitchen, three bedrooms, shower room and useful storage room (potential first floor shower room). The extensive front and rear gardens offer lawns, established planting, a drying green and timber shed, with resident parking nearby. A pedestrian footpath provides convenient access to the village amenities, while a small pathway close to the property leads down towards the shores of Loch Fyne. Broadband, 4G and digital television are available. EPC rating D66 – Council Tax Band B.



  
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#### Entrance

Twin glazed uPVC doors to porch, glazed door to inner hallway. Window to the front, carpeted flooring and staircase with wooden handrail and balustrade to the first floor. Central heating radiator, pendant lighting, sockets and storage area under the stairs.

#### Lounge/Diner 6.08m x 3.93m (at widest points)

Open plan lounge/diner with dual aspect views, ample space for freestanding lounge and dining furniture. Picture window to the front showcases stunning views across the front gardens to Loch Fyne and surrounding hills. The dining area enjoying views over the rear garden. Feature fireplace, carpeted flooring, TV point, two central heating radiators, pendant lighting, sockets and glazed internal doors to kitchen and hall.

#### Kitchen 4.01m x 2.18m

Fitted with a range of white wall and base units, contrasting worktops, tiled splashbacks and stainless steel sink with drainer. Large window overlooking the rear garden, glazed exterior door providing direct garden access, space and plumbing for white goods, central heating radiator, laminate flooring, spotlighting and sockets.

#### Bedroom Three 2.74m x 2.40m

Ground floor small double bedroom with space for freestanding furniture. Window to the front enjoying stunning views across the gardens towards Loch Fyne and surrounding hills. Carpeted flooring, central heating radiator, inbuilt wardrobe, pendant lighting and sockets.

#### Shower Room 3.20m x 1.61m

Fitted with an electric shower enclosure, pedestal WHB and WC. Fully tiled walls and tiled flooring, central heating radiator, downflow heater, spotlighting, storage and opaque window to the rear.

#### First floor

Carpeted landing with central heating radiator, pendant lighting and glazed internal doors to the first floor rooms. Large inbuilt storage cupboard, eaves storage and loft hatch access.

#### Bedroom One 4.27m x 3.43m

Spacious double bedroom with ample space for freestanding furniture and two inbuilt wardrobes. Dormer window to the front enjoying stunning views across Loch Fyne and the surrounding hills. Carpeted flooring, central heating radiator, ceiling light and sockets.

#### Bedroom Two 3.94m x 2.84m

Good sized bedroom with ample space for freestanding furniture, large walk-in cupboard and additional cupboard housing the Ecodan heating unit and hot water tank. Dormer window to the front enjoying stunning views across Loch Fyne and the surrounding hills. Carpeted flooring, central heating radiator, electric wall heater, pendant lighting and sockets.

#### Storeroom 1.99m x 1.23m

Useful storeroom with fitted shelving, ceiling light and glazed internal door. This room offers excellent storage with potential to be a home office or converted to provide an additional shower room on the first floor, subject to any necessary consents.

#### Grounds

The gardens and views are a true highlight of the property. Enclosed front garden enjoys a superb open outlook towards Loch Fyne and the surrounding hills. Mainly laid to lawn with established shrubs, mature planting and gravelled areas, with paved pathways and steps leading to the property. A gated entrance opens onto the pedestrian footpath providing convenient access to the village shop, hall, doctors and bus top. A track opposite the property leads down towards the shores of Loch Fyne. To the rear is a sizeable, enclosed garden, predominantly laid to lawn with mature trees, established shrubs and planting, a drying green and timber garden shed. Paved areas provide space for outdoor seating and garden storage. The village children's play park and playing fields are conveniently located adjacent to the rear garden, adding to the appeal for families looking for a home in the area.

#### Location

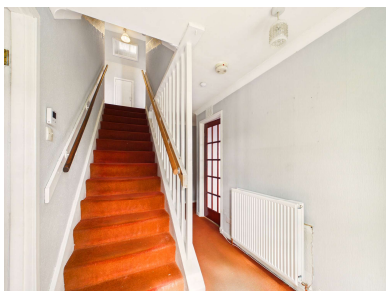
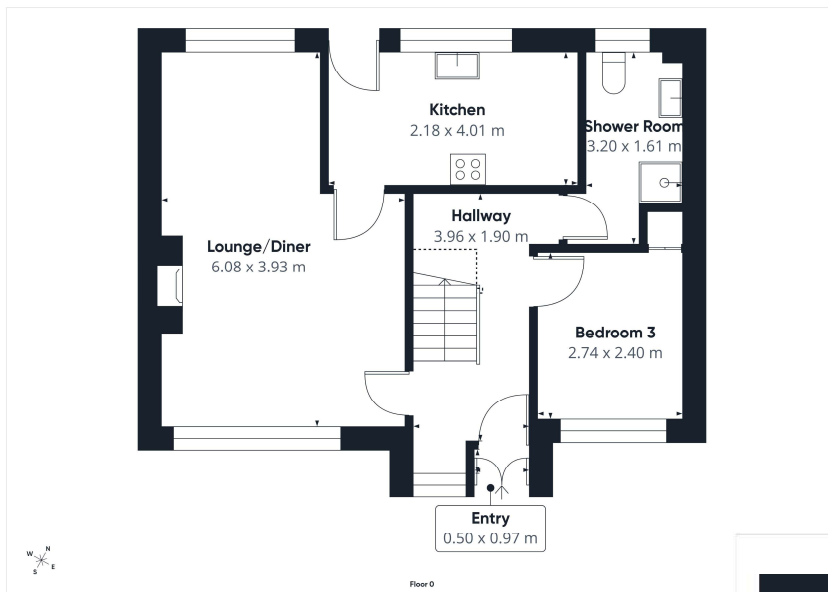
Furnace is set on the banks of Loch Fyne, surrounded by picturesque Argyll countryside and offering an excellent setting for those who enjoy outdoor pursuits. The village has a primary school, community shop with Post Office facilities, village hall and community facilities, with shoreline access, fishing and scenic countryside walks all close by. The Leacainn Walk provides a local walking route, while historic Auchindrain Township is approximately two miles north of the village. The nearby town of Inveraray, around seven miles to the north, offers a wider selection of shops, cafés, restaurants and visitor attractions including Inveraray Castle and Inveraray Jail. Lochgilphead is approximately 20 minutes away and provides further shopping, secondary schooling, hospital and additional services. The A83 provides the main road link through the area, with bus connections towards Inveraray and onward routes to Glasgow.

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These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All



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#### Head Office:

20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Lochgilphead area:** 01546 607045 / **Oban area:** 01631 561130

**Mobile:** 07771 541578 **Email:** [mail@argyllestateagents.com](mailto:mail@argyllestateagents.com)



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