

**DAWSONS**



**BURNSIDE  
KILNINVER, BY OBAN, ARGYLL, PA34 4UX**

An Attractively Presented Detached Bungalow  
Situated In A Delightful Rural Area Of Outstanding  
Natural Beauty Close To The Oude River And  
Enjoying Far Reaching Views Over The  
Surrounding Farmland

Vestibule : Hall : Sitting/Dining Room : Lounge  
Bedroom With En Suite Shower Room  
2 Further Bedrooms : Bathroom : Utility Room

**Guide Price £325,000**



**Burnside** is situated in a delightful rural settlement in an area of outstanding natural beauty, between the picturesque villages of **Kilniver** to the north where the local primary school is situated, and **Kilmelford** to the south, which enjoys a thriving community life with local services including a village hall, general store/post office, licensed hotel with pub and restaurant and boatyard/yachting marina. In addition the principal town of **Oban**, some 12 miles to the north, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services together with the local high school, with transport provided for children from the outlying areas.

This attractively presented detached bungalow sits close to the Oude River with far reaching and uninterrupted views over the surrounding countryside and enjoying the advantage of rural living with outdoor pursuits including hill-walking and fishing within easy reach and with the convenience of the town and villages just a short drive away. The well proportioned and easily managed accommodation benefits from an effective LPG gas central heating system and three bedrooms, one with an en-suite shower room. A particular feature is the open plan arrangement of the dining and sitting room which leads into the bright and sunny lounge with large picture windows. The established level garden, that has been meticulously cared for and landscaped by the current owners, adds greatly to the amenity of this fine home.

#### DETAILS OF ACCOMMODATION

**Vestibule** with glazed external door to front with glazed side panel, ceiling light fitting, fitted carpet, French doors to **Hall** with central heating radiator, cupboard with sliding doors, 2 ceiling light fittings, fitted carpet.

**Sitting Room:** 4.48m x 4.22m leading to **Dining Area:** 3.29m x 2.90m, patio doors to rear, coal effect gas fire on marble effect hearth and surround with wooden mantel, 2 central heating radiators, wall lights, ceiling light fitting, fitted carpet.

**Lounge:** 5.91m x 5.42m, half glazed external door to side, windows to sides and to rear, cathedral style ceiling, 3 ceiling light fittings, recessed ceiling lights, engineered oak flooring with underfloor heating.

**Kitchen:** 3.23m x 2.87m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl ceramic sink with drainer, oven, ceramic hob with filter hood over, wall tiling, central heating radiator, serving hatch to dining area, ceiling light fitting, tiled floor.

**Utility Room:** 2.50m x 1.57m, half glazed external door to rear, plumbed for washing machine, ceiling light fitting, tiled floor.



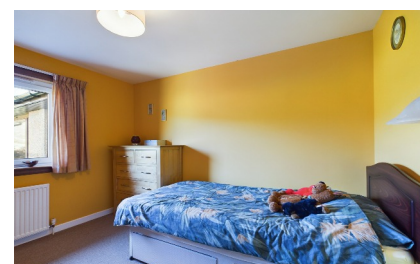


**Bedroom 1:** 3.60m x 3.17m, window to front, built-in wardrobe with sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 2.56m x 1.20m, window to side, shower enclosure with sliding glazed door, whb with light and mirror over, wc, walls fully tiled, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

**Bedroom 2:** 3.60m x 3.17m, window to rear, built-in wardrobe with sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 3:** 3.16m x 2.53m, window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

**Bathroom:** 3.26m x 1.72m, window to rear, bath, whb with mirror and light over, wc, walls fully tiled, central heating radiator, extractor fan, ceiling light fitting, vinyl flooring.





## GARDEN

**Burnside** enjoys a good sized area of level garden ground which has been meticulously cared for and landscaped by the current owners to include areas of lawn, paved patios and stone walls, with a particular feature being a fish pond with a delightful wooden bridge over, all interspersed with a colourful mixture of established shrubs and bushes. In addition there are raised vegetable and flower beds and a large **Poly Tunnel**. Access is over a shared (with neighbouring property) gravelled driveway with cattle grid leading to the gravelled parking area for **Burnside**. There is also a substantial **Garage** on a concrete base with partly floored attic storage area, roller vehicle access door, pedestrian side door, rear window, light and power. **Note:** The garage is semi-detached with the garage of the neighbouring property.

## GENERAL INFORMATION

**Services:** Mains electricity. Private water supply. Private Drainage. Roof mounted photovoltaic panels. LPG central heating.

**Access** is off the main Oban to Lochgilphead road, passing over an area of track and bridge that the owner of Burnside has a right of access over and a responsibility for a share of the maintenance costs.

**Council Tax:** Band E. **EPC Rating:** E52.

**Home Report:** Available from the Selling Agents.

**Guide Price:** **Three Hundred & Twenty Five Thousand Pounds (£325,000)**. Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Under **Money Laundering Regulation** we are required to carry out due diligence checks on purchasers to allow the transaction to proceed.



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