

DAWSONS



**DUNNOTTAR
STRONMILCHAN, DALMALLY, PA33 1AS**

An Extremely Well Maintained Detached Bungalow
Enjoying Excellent Landscape And Mountain Views
In A Tranquil And Picturesque Rural Area

Porch : Hall : Sitting/Dining Room : Kitchen/Breakfast Room
4 Bedrooms (1 With En-suite Toilet) : Bathroom : Utility Room

Delightful Well Stocked Established Garden
Car Port : Potting Shed/Store

Guide Price £285,000

Independent Estate Agents of Argyll and the West Highlands



The village of **Dalmally** is situated in a delightful rural area of outstanding natural beauty, steeped in history with an abundance of flora and fauna and abounding with outdoor sporting and leisure facilities with plenty of opportunities for hill walking, river and loch fishing and sailing on the excellent coastal waters close by. Village amenities include a well stocked general store/grocers, post office, pharmacy, doctors' surgery and primary school. There is also a popular 9-hole golf course and a community hall offering many social events and activities. The railway station at Dalmally offers excellent travel links being on the main Oban-Glasgow line and there is a Sleeper service to London from Tyndrum about 9 miles away. The nearby village of **Lochawe** also has a store/post office, railway station and an inn with pub and restaurant. The principal West Highland town of Oban, known as the Gateway to the Isles, is about 25 miles away and has an expanding port serving the Hebridean Islands as well as good rail/bus links to major Scottish cities. The busy town has an extensive range of shops, restaurants and bars, a leisure centre with swimming pool, a modern hospital and secondary education at Oban High School.

Stronmilchan is a scattered rural community stretching along the old military road linking the villages of Lochawe and Dalmally.

Situated about a mile from the village of Dalmally, **Dunnottar** is an attractively presented and spacious detached bungalow which has been extremely well maintained and offers excellent accommodation in this tranquil and picturesque area. Particular features of note is its bright sitting/dining room with dual aspect views from the patio doors and full height windows and the kitchen/breakfast room with an extensive range of contemporary units. In addition Dunnottar benefits from an effective oil-fired central heating, augmented by a log effect gas fire in the sitting/dining room, together with excellent storage throughout. The well stocked mature garden which enjoys delightful mountain views adds to the amenity of this most appealing home.

DETAILS OF ACCOMMODATION

Porch: 2.18m x 1.12m, half glazed external door to side, windows to front and to side, ceiling light fitting, tiled floor.

Hall with cloak cupboard, 2 central heating radiators, hatch to partially floored roof space with folding ladder and light, 2 ceiling light fittings, fitted carpet.

Sitting/Dining Room: 6.77m x 5.20m, patio doors to side, full height windows to front, log effect gas fire on slate hearth, central heating radiator, 2 ceiling light fittings, fitted carpet.

Kitchen/Breakfast Room: 6.59m x 2.76m, windows to rear, fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl sink with drainer, gas hob with extractor over, built-in oven, integrated dishwasher, built-in pantry, wall tiling, central heating radiator, 2 ceiling light fitting, wood effect laminate flooring.

Utility Room: 3.42m x 1.80m, glazed external door to side, windows to rear and to side, sink with drainer, plumbed for washing machine and space for tumble dryer, Grant central heating boiler, central heating radiator, ceiling light fitting, wood effect laminate flooring.





Bedroom 1: 4.21m x 2.94m, windows to front, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet,
En-Suite: 1.86m x 1.20m, whb in vanity unit with mirror over, wc, bidet, central heating radiator, wall tiling and mirror wall panels, extractor fan, ceiling light fitting, wood effect vinyl flooring.

Bedroom 2: 3.97m x 2.96m, windows to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.65m x 3.07m, windows to rear, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 2.87m x 2.78m plus area at door, windows to rear, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.05m x 2.37m, window to rear, bath, shower enclosure with sliding doors and wall tiling, whb in vanity unit with mirror and light over, wc, heated towel rail, central heating radiator, wall tiling to 3/4 height, extractor fan, ceiling light fitting, vinyl flooring.





GARDEN

A sizeable well established garden surrounds **Dunnotter** which affords an excellent degree of privacy and provides a delightful combination of lawns, borders and beds, mature trees and a colourful mixture of shrubs and bushes, together with wooded area, all with gravel and paved pathways meandering through and bordered by hedging and fencing. A tarred driveway, with metal entrance gates, leads off the single track road, to a spacious parking area.

Car Port: 8.75m x 2.85m. **Potting Shed/Store:** 5.1m x 2.45m overall.

Note: The timber shed in the front garden is excluded from the sale.

GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. Oil-fired central heating. LPG gas for fire and hob.

Council Tax: Band F. **EPC Rating:** E53.

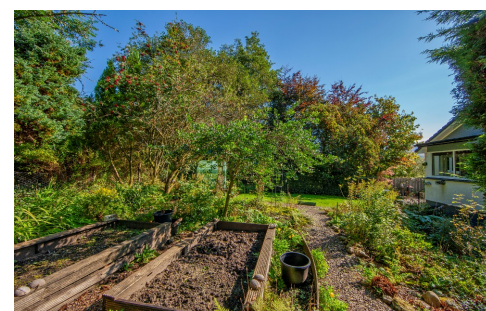
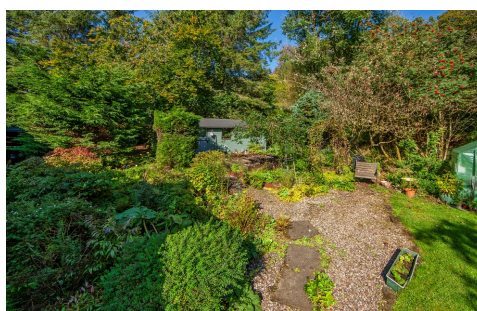
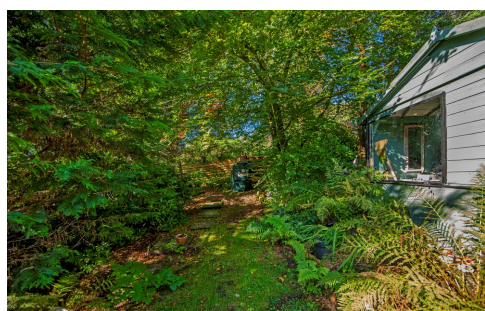
Home Report: Available from the Selling Agents.

Guide Price: Two Hundred and Eighty Five Thousand Pounds (£285,000). Offers are invited and should be submitted to the Selling Agents.

Entry: By mutual arrangement.

Viewing: Strictly by prior appointment with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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