



5 Dalriada Place

Bridgend | By Lochgilphead | PA31 8QA

Fixed Price £192,000

Fiuran
PROPERTY

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5 Dalriada Place is a well presented 2 Bedroom semi-detached Bungalow in the small village of Bridgend near Lochgilphead, benefiting from a spacious Conservatory extension, colorful & well-established garden, along with private parking.

Special attention is drawn to the following:

Key Features

- 2 Bedroom Bungalow with beautiful countryside views
- Rural community, 4 miles from Lochgilphead
- Hallway, Lounge, Kitchen, Shower Room
- 2 Bedrooms, Conservatory
- Range cooker, American style fridge/ freezer, dishwasher & washing machine included within the sale price
- Large Loft offering development potential
- Double glazing throughout
- Oil central heating & electric fire in Lounge
- Expansive, well-established garden surrounding property
- Raised composite decking area
- Sizeable garden shed, workshop space & greenhouse
- Private off-road parking for 4 vehicles
- Excellent bus service to nearby Lochgilphead
- Walking distance from local primary school & village pub
- Wide variety of local walks and local historical landmarks



5 Dalriada Place is a well presented 2 Bedroom semi-detached Bungalow in the small village of Bridgend near Lochgilphead, benefiting from a spacious Conservatory extension, colorful & well-established garden, along with private parking.

The accommodation comprises an entrance Hallway, Lounge with electric fire, modern fitted Kitchen, 2 double Bedrooms, and a Shower Room. The Kitchen leads to a bright Conservatory extension which includes a large dining & seating area featuring beautiful countryside views and patio doors leading to the raised decking and garden.

The large and easily accessed Loft space is floored and could provide development potential (subject to the relevant consents). The property is fully double glazed and benefits from oil central heating.

The well-established garden surrounds the property and features a large shed/workshop space, greenhouse and beautiful countryside views.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via driveway to the side of the property and entrance at the side into the Hallway, or via the patio doors from the decking area at the rear into the Conservatory.

HALLWAY

With an external door from the side elevation, storage cupboard, laminate flooring, radiator, contemporary lighting, interlinked smoke alarm, opening leading to the Kitchen, and doors leading to the Lounge, both double Bedrooms & the Shower Room.

KITCHEN 4.6m x 2.5m

Fitted with modern base & wall mounted units, wood effect work surfaces, sink & drainer, tiled splash-backs, range cooker with electric hob & ovens, overhead extractor hood, integrated dishwasher, ceiling downlights, vinyl flooring, and French doors leading to the Conservatory. Fridge/freezer, Range cooker and washing machine may be included under separate negotiation.



LOUNGE 4.8m x 3.5m

With large window with views across the front garden, decorative fireplace with wood effect surround, radiator, contemporary lighting, interlinked smoke alarm, and laminate flooring.

BEDROOM ONE 3.5m x 3.5m

With window overlooking the front garden, built in wardrobes, radiator, ceiling downlights, and laminate flooring.

BEDROOM TWO 3.8m x 2.6m

With window to the side elevation, built-in wardrobes, radiator, contemporary lighting, and laminate flooring.

SHOWER ROOM 2.9x 1.8m

With white suite comprising WC & wash basin vanity unit, walk-in shower enclosure with Respatex style wall panelling & mixer shower, wall-mounted cabinets, heated towel rail, ceiling downlights, and tiled walls & flooring.

CONSERVATORY 5.4m x 3.1m

With windows to three outward elevations, glazed roof panels, radiator, wall mounted lighting, laminate flooring, and glazed French doors leading to the decking.



LOFT SPACE

7.5m x 4.2m (standing room)

Floored and partially carpeted, with access via a Ramsay style ladder from the Hallway. Offers development potential of Loft conversion (subject to obtaining the relevant consents).

GARDEN SHED/OUTBUILDINGS

7.3m x 2.9m (overall area)

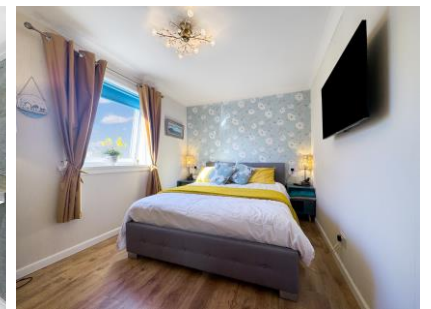
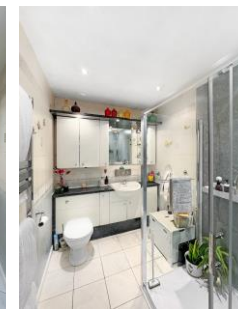
Split into three areas currently being used as garden shed, storage and workshop. Electricity supply throughout.

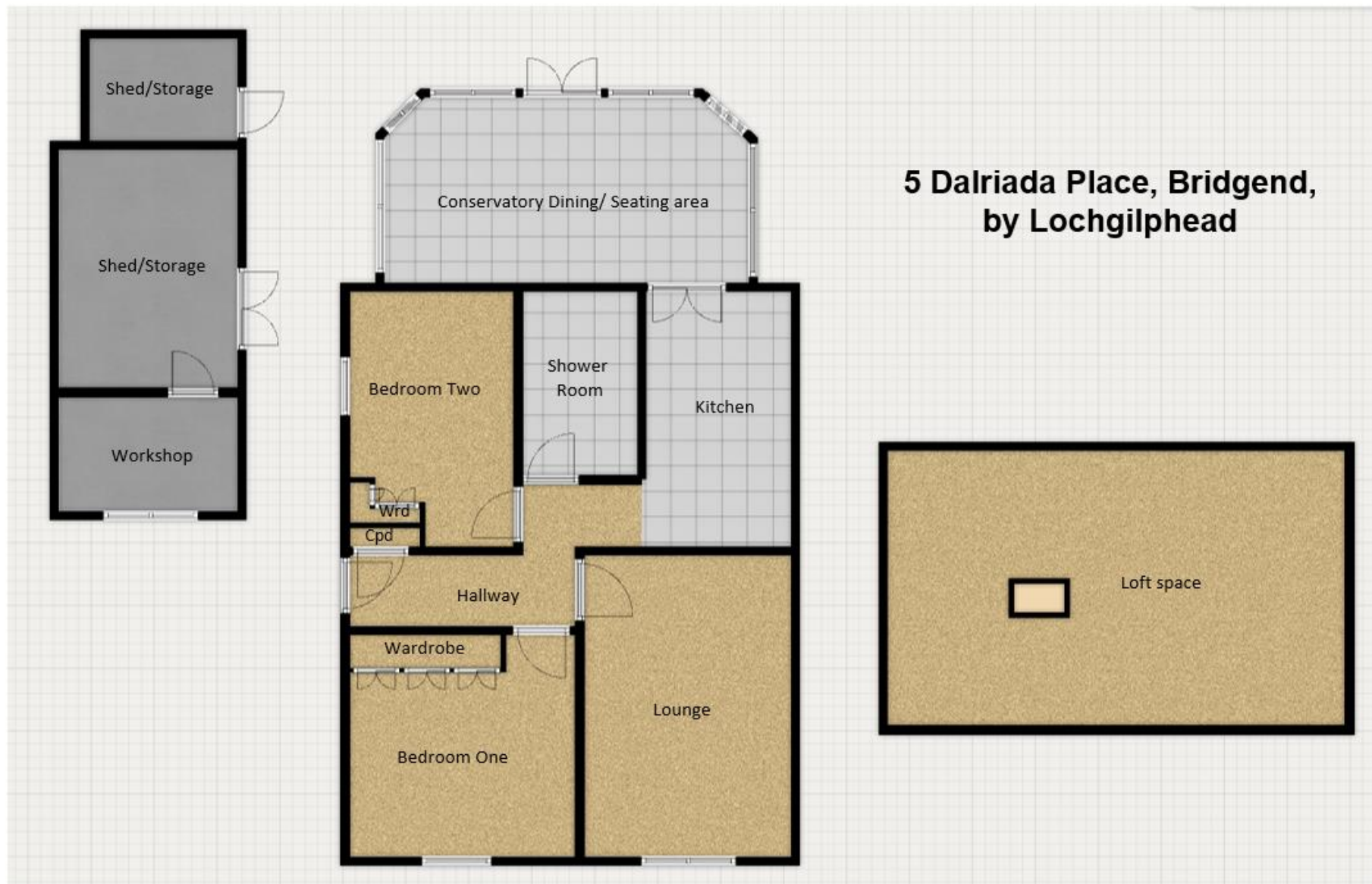
GARDEN

Expansive front & rear gardens mainly laid to lawn with well-established shrubs. The rear garden boasts a raised decking area, garden shed/buildings and a greenhouse.

FURNITURE & APPLIANCES

Some additional items of furniture, appliances and garden tools may be available. This can be arranged under separate negotiation.





For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services Mains water, electricity & drainage. Oil tank.

Council Tax: Band C

EPC Rating: D61

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Bridgend/Kilmichael is situated around 4 miles from Lochgilphead to the south and 33 miles from Oban to the north. The village boasts a popular village pub and primary school, and is located close to the nearby Kilmartin Glen which is steeped in local history. The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, supermarket, hospital, primary & secondary schools, as well as a sports centre, swimming pool and public library. The local bus service connects to Lochgilphead, Inveraray and beyond.

DIRECTIONS

From Lochgilphead turn right into Bridgend /Kilmichael from the A816. Take the second left thereafter into Dalriada Place, and no.5 is situated on the left-hand side of the quiet cul-de-sac.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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View towards Bridgend from nearby Dunadd Fort

