



Tigh na Struith

Kilmichael Glen | Argyll | PA31 8QL

Guide Price £395,000

Fiuran
PROPERTY

Tigh na Struith

Kilmichael Glen | Argyll | PA31 8QL

Tigh na Struith is a beautifully presented four-bedroom home nestled in the picturesque rural setting of Kilmichael Glen. This stunning property enjoys a tranquil riverside location by the river Add and features two spacious living areas, one with the warmth and character of a woodburning stove. The easily maintained wraparound garden provides a peaceful outdoor riverside retreat, complemented by a generous driveway offering ample parking.

Special attention is drawn to the following:-

Key Features

- Impressive riverside location
- Hallway, Lounge, Sun Room, Dining Room, Kitchen
- Four double Bedrooms
- Bathroom and two En Suites
- Large fireplace with woodburning stove
- Double glazing throughout
- LPG gas central heating
- Private driveway with space for several vehicles
- Large easily maintained garden
- Blinds and fitted flooring included
- Beautifully presented to a high standard
- Quiet rural location
- Walk-in condition
- Short drive to nearest town with amenities



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The ground floor accommodation comprises a spacious Hallway with an attractive stairway leading to the first floor, Lounge with woodburning stove, Sun Room with doors leading to outdoor decking, fitted Kitchen/ Diner, Dining Room with doors leading to outdoor decking, recently renovated Bathroom and two double Bedrooms.

The first floor offers a large landing, two double Bedrooms, both with En-suites and access to the loft space via a hatch.

Finished to a high standard, Tigh na Struith benefits from LPG gas central heating and double glazing throughout. The sizeable wrap around garden boasts a tranquil riverside position. Situated in a quiet rural area, the property is a short drive to the closest settlement of Kilmichael Glassary which features a Primary School and village pub/ restaurant. The main settlement of Lochgilphead is a further short drive.

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

APPROACH

Via private parking from the driveway, and entrance via steps from the front or back doors.

HALLWAY

With radiators, laminate flooring, storage cupboard, french doors leading to the Lounge, doors leading to the Kitchen/ Diner, two double Bedrooms, Bathroom and a feature staircase leading to the first floor.

LOUNGE 7.8m x 5.2m

With radiators, wooden flooring, large fireplace with woodburning stove, windows on front and back elevations and doors leading to the Hallway and Sun Room.

SUN ROOM 5.6m x 4.2m

With radiators, carpeted flooring, windows to the front and side elevations, french door leading to an area of wooden decking with steps to the garden.

KITCHEN/ DINER 5.6m x 4m

With panel radiator, modern fitted base & wall mounted units, contemporary work surfaces, AGA range cooker, electric hob with extractor above, integrated electric oven, dishwasher, large island including stainless steel sink/ drainer and wine cooler, fridge/ freezer, tiled flooring, tiled splash-back's, windows to the front and back elevations along with an external door to the garden.



BEDROOM ONE 3.2m x 3.1m

With radiator, window to the front elevation and laminate flooring.

BEDROOM TWO 4m x 3.9m

With radiator, window to the back elevation and laminate flooring.

DINING ROOM 4.4m x 3.4m

With radiator, french doors at the back elevation leading to wooden decking with steps to the garden and carpeted flooring.

BATHROOM 3.2m x 1.9m

With modern white suite comprising, WC and two wash hand basins with storage below, partially tiled walls, shower enclosure with mixer shower, tiled walls, vinyl flooring and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With window to the rear elevation offering a view over the river, carpeted flooring and doors leading to both Bedrooms.

BEDROOM THREE (Master) 5.6m x 4.5m

With radiators, window to the front and back elevations, carpeted flooring and built in wardrobes.



ENSUITE (Master) 3.5m x 1.8m

With velux window to the front elevation, towel rail, modern white suite comprising WC, wash hand basin with storage below, shower enclosure with mixer shower above and vinyl flooring.

BEDROOM FOUR 5.6m x 5m

With radiators, window to the front and back elevations and carpeted flooring.

ENSUITE (Bedroom Four) 3.5m x 1.8m

With velux window to the front elevation, towel rail, modern white suite comprising WC, wash hand basin with storage below, shower enclosure with mixer shower above and vinyl flooring.

GARDEN

The property boasts a partially enclosed wrap around garden, featuring a riverside position by the river Add. Partly laid to lawn and partly laid to recently laid paving slabs the garden is easily maintained with further border areas containing a variety of plants and shrubs offering seasonal color. The lawn area offers direct access to the river Add which giving a tranquil and peaceful environment. The large driveway is laid to gravel and offer private parking for several vehicles. A garden shed to the rear of the driveway houses equipment of the private water supply as well as some storage, an additional area of wooded garden area behind the shed is also included.



**Tigh na Struith,
Kilmichael Glen**



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

GENERAL INFORMATION

Services: Private water supply, electricity, and septic tank. LPG Gas central heating.

Council Tax: Band G

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

Situated close to the village of Kilmichael Glassary which 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, Oban and beyond including a regular service to Glasgow.

DIRECTIONS

From Lochgilphead turn right into Bridgend /Kilmichael from the A816. Take the third left thereafter which is signposted 'Kilmichael Glen', follow this road for around 2 miles, the property is located immediately to the right of the second bridge crossing over the river Add.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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