





Attractive and substantial, four-bedroom, detached, period villa with adjacent paddock, on the edge of Lochgilphead

Close to the local facilities and amenities and in excellent decorative order internally and externally

Accommodation comprises: Porch, hall, lounge, study, dining room, kitchen, 4 bedrooms (master with en-suite dressing room), family bathroom, separate WC and utility. Attached office/studio

South facing, well established, landscaped gardens together

with adjacent field extending to approximately 1.3 acres in total

Single garage. Ample parking for several cars. Garden shed, greenhouse

Double glazed. Oil-fired central heating

EPC Rating: E47



Offers over £290,000



Duisdale

Situation

Duisdale is well-known locally and occupies a convenient location close to the local facilities and amenities of Lochgilphead and within reasonable driving distance of the popular seaside town of Oban to the north and the fishing village of Tarbert to the south. The property is private and peaceful and benefits from a large paddock to the front and sits alongside the Cuil ar stich Burn.

Lochgilphead provides a Co-op Supermarket along with a range of smaller, independent shops, providing the majority of everyday requirements. The town has a new hospital and new primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council.

Within a 20 mile radius of the property are marinas at Craobh Haven, Ardfern and Crinan and the Crinan Canal passes by within metres of the house. This quiet corner of Argyll is steeped in history and substantial Neolithic and Megalithic remains at nearby Kilmartin. The countryside around Lochgilphead is perfect for outdoor pursuits ranging from walking and mountain biking through to more challenging activities.

Oban, approximately 37 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" with the Cal-Mac ferry terminal serving the Inner Hebrides as well as Barra and South Uist and is connected by rail to Glasgow. The town has a wide range of shops, leisure facilities and professional offices along with a medical centre and a general hospital.



Directions

Arriving in Lochgilphead from Oban, do not go into the town centre but follow the A816 south towards Ardrishaig and Campbeltown. Duisdale is the last house on the left before the roundabout. If arriving via the A83, continue through the town centre, again following signs for Ardrishaig and Campbeltown, cross the bridge over the Badden Burn and turn right at the roundabout towards Oban. Duisdale is the first house on the right hand side, clearly visible from the road.

Description

Duisdale is a locally admired, attractive, period, detached villa dating from 1948 and incorporating various Arts & Crafts style features. Well known in the area as the 'Vet's house', it offers substantial and comfortable accommodation, together with a large garden, adjacent paddock and useful attached office/workshop/studio space that could be adapted for a variety of uses, subject to the necessary consents.

Entering at the front via a glazed porch into a broad, welcoming hallway, the ground floor accommodation extends to a large, dual aspect lounge with an attractive, brick fireplace with Jetmaster grate and parquet floor. Also off the hallway is a large study with views over the back garden and with potential as a downstairs bedroom. To the front of the house is a bright, formal dining room with bay window.

The ground floor accommodation is completed by a well-proportioned family bathroom with white, three piece suite together with a separate shower stall, and a fully equipped kitchen with a range of fitted base and wall units with roll top work surface and inset stainless steel sink and drainer and an electric cooker. A door from the kitchen leads to the rear utility area with plumbing for a washing machine, and access to the boiler/drying room and a separate office, and to the gardens.

A carpeted stair leads from the hallway to the first floor landing, off which are four good sized bedrooms, the master bedroom being triple aspect and benefitting from an en-suite dressing room and with each of the remaining bedrooms having fitted wardrobes. Along with additional cupboards on the landing and with a fully floored attic, the house benefits from excellent storage. Also at first floor is an additional half-bathroom with two piece white sanitary suite, and which would be large enough for a shower.

External

The property occupies a significant plot with landscaped, terraced gardens and a large, tarmacadam driveway and turning area at the rear. The gardens are easily maintained, enclosed on two sides by a magnificent beech hedge and largely laid to grass. To the front of the property is a 0.85 acre paddock, that incorporates a productive vegetable patch close to the house, and which could be put to a variety of uses.

Office/Studio/Workshop

Formerly the vet's surgery, these rooms could be adapted to a variety of potential alternative uses, subject to all necessary consents.

Single Garage

Large, single garage with double, timber doors and power & light.

Services

- Mains electricity
- Mains water
- Septic tank
- Oil-fired central heating

Council Tax

Band "G"

Post Code

PA31 8NJ

Closing date

A closing date may be fixed for the receipt of offers. Interested parties should note their interest in the property.

Entry

Entry will be by mutual agreement

Viewing

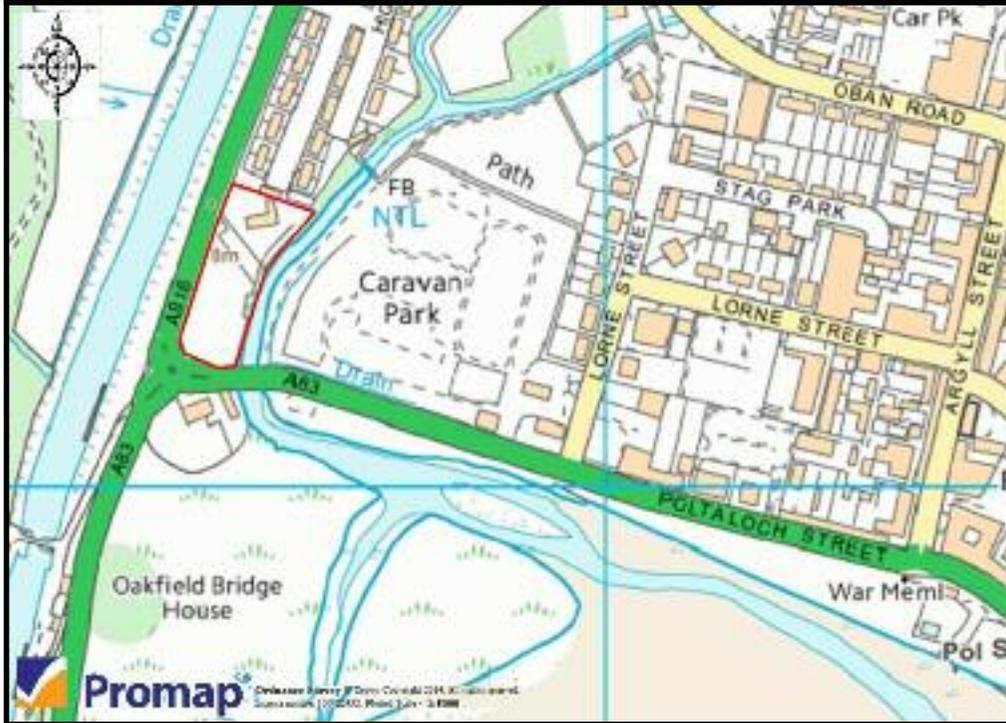
Viewing is strictly by prior appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of staff of Bell Ingram in order to avoid a wasted journey.

Note

Most floor coverings, carpets, curtains, blinds, light fittings and all items as described in the sales particulars are included in the sale.

Particulars and Photographs March 2014





Important Notice

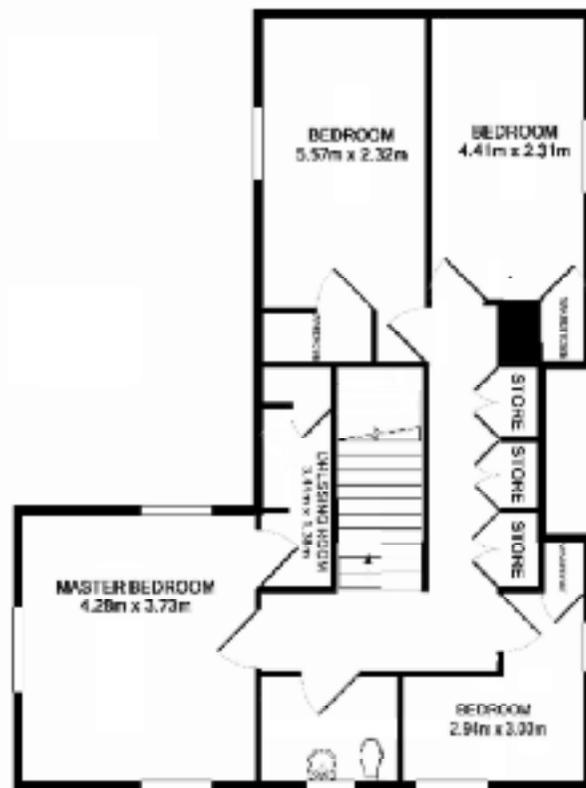
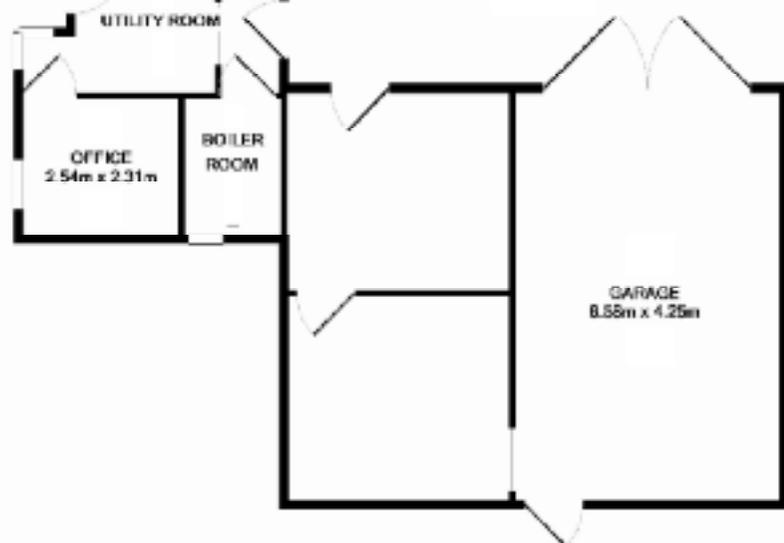
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- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.





GROUND FLOOR
APPROX. FLOOR
AREA 163.5 SQ.M.
(1765 SQ. FT.)



1ST FLOOR
APPROX. FLOOR
AREA 76.0 SQ.M.
(818 SQ. FT.)

FINAL ARCHITECTURAL FLOOR PLAN AREA 226.5 SQ.M. (2478 SQ.FT.)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, please note that all rooms, dimensions, areas and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as a guide to any prospective purchase. The services, systems and app for use should have not been tested and no liability shall be accepted for any errors or omissions which may occur. All errors can be given.
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