



**Sea Mist Kilduskland Road, by Lochgilphead, PA30 8HE**

**Offers Over £375,000**

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**abs+**  
estateagents



# Sea Mist Kilduskland Road by Lochgilphead, PA30 8HE

With a coveted elevated situation commanding the most wonderful views over the Firth of Clyde, we are delighted to bring Sea Mist to the market for sale.

Sea Mist is a most handsome detached family home of distinctive stature enjoying generous, mature and well maintained garden grounds along with detached garage, separate work shop and driveway affording plentiful parking.

With oil fired central heating and sealed unit double glazing, the internal accommodation comprises :- Entrance Porch, Reception Hallway, impressive Lounge, separate Dining Room, Dining Kitchen, 2nd Hall giving access to the Shower Room with wc and the Study or downstairs Bedroom. The upper floor offers 3 further double Bedrooms, one with a Dressing Room and family Bathroom.

An early viewing is highly recommended.



Offers Over £375,000



## Entrance Porch

6'7" x 4'0" (2.02 x 1.23)

Double sliding patio doors open to the tiled porch with door to the :-

## Reception Hall & Passageway

8'6" x 12'4" max & 5'3" x 7'10" (2.6 x 3.76 max & 1.62 x 2.41)

Welcoming reception hall with storage cupboard and staircase to the upper floor. Doors off to the lounge, dining room and kitchen as well as further hall giving access to the Library or Bedroom 4, the guest wc and the generous under stair cupboard. Carpet, 2 ceiling light fittings, radiator and wall mounted coat hooks.

## Lounge

21'0" x 14'1" (6.42 x 4.31)

Impressively generous Lounge with stunning 7 pane curved Bay window affording a spectacular outlook over the front garden to the mesmerising and ever changing vista of the Firth of Clyde. There is also a tiled fireplace with an open working fire which is shouldered by two display alcoves with wall lights and open shelving. Two further wall lights, two radiators and floor prepared ready for laying either Oak (as in the dining room) or carpet.

## Dining Room

13'10" x 9'11" (4.23 x 3.03)

Separate formal dining room with picture window enjoying the outlook similar to the Lounge, over the front garden and beyond to the Firth of Clyde. Serving hatch to kitchen. Ceiling light fitting, radiator and Oak timber flooring.



### Dining Kitchen

14'0" x 10'0" (4.27 x 3.05)

Good sized dining kitchen with full range of fitted units and ample work surfaces which incorporate the stainless steel sink with mixer tap and drainer. Some splashback tiling. Ample space for all the appliances which include electric cooker, dishwasher, washing machine and fridge/freezer all of which will be included in the sale. Newly painted ceiling, fluorescent light fitting and laminate tile flooring. Triple window along with back door to the rear garden and Kilduskland road.

### Library or Bedroom 4

10'9" x 13'9" (3.28 x 4.20)

Excellent Library/Study or downstairs bedroom. Front facing 4 pane window bringing in plenty natural light. 4 track spotlight, radiator and carpet.

### Shower Room

6'6" x 5'4" and 2'9" x 5'3" (2 x 1.63 and 0.84 x 1.62)

Handy shower room with tiled shower cubicle and electric shower and wash hand basin. Double opaque windows afford good natural light. Ceiling light, coat hooks, radiator and laminate tile flooring. Door to wc with another opaque window.

### Upper Landing

6'6" .6'6" x 6'2" (2 .02 x 1.88)

Carpeted staircase leads to the upper landing with ceiling light and carpet. Good fitted storage. Hatch to loft space.





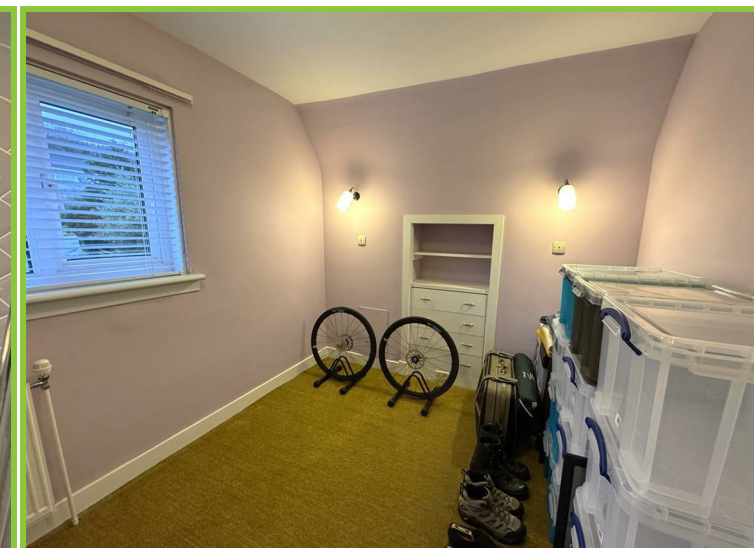
**Bedroom 1** 15'1" x 12'10" (4.6 x 3.92)  
Principle bedroom with double aspect windows, double to the front affording the stunning outlook and triple to the side. Double fitted wardrobe and multi drawer dresser. Ceiling light fitting, radiator and recently fitted carpet.

**Bedroom 2** 14'8" x 11'1" (4.48 x 3.38)  
Double bedroom with front facing triple dormer with view. Part coombed ceiling, ceiling light, radiator and underlay - awaiting floor covering. Double fitted wardrobe. Door to :-

**Dressing / Box Room** 7'5" x 4'11" (2.28 x 1.52)  
Ideal dressing or store room with sky light window and part coombed ceiling. Fitted shelving and hanging rail. Low height door to eaves storage.

**Bedroom 3** 11'8" x 8'3" (3.58 x 2.53)  
Third upper floor bedroom with triple window to the rear of the property and Kilduskland road. Double wardrobe plus recessed fitted drawers and shelving. Ceiling light and 2 wall lights plus radiator and carpet.

**Family Bathroom** 5'11" x 6'2" (1.81 x 1.89)  
Recently fully refurbished bathroom decorative wall tiling. Suite in white comprising bath with shower wide area and electric shower fitted above. Wash hand basin and wc. Triple opaque window. Downlights, tall chrome ladder radiator and tiled floor.



Garden

Generous, extremely well maintained garden in excellent condition. Double gates open onto the driveway which runs along the rear of the house, affording good off street parking in front of the garage. There is access down both sides of the house to the front garden which is laid to a large swathe of gently undulating lawn with its own "Standing Stones" and established shrubs and trees. A great and fun family garden. It also enclosed by a decorative stone wall (apart from a small part which requires built up again).

Workshop

Solid bespoke designed timber workshop with light and power. Double door opening and 8 windows - 2 of which open.

9'4" x 13'5" (2.87 x 4.11)

Garage

Detached 23 square metre garage with electronic up and over door. Light and power and 5 windows.

13'1" x 18'11" (4 x 5.78)

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the kitchen appliances.

Home Report

The Home Report Valuation as at December, 2024 is £375,000, Council Tax Band F and EPI rating is F.



Outbuilding  
Approx 12 sq m / 127 sq ft

Denotes head height below 1.5m

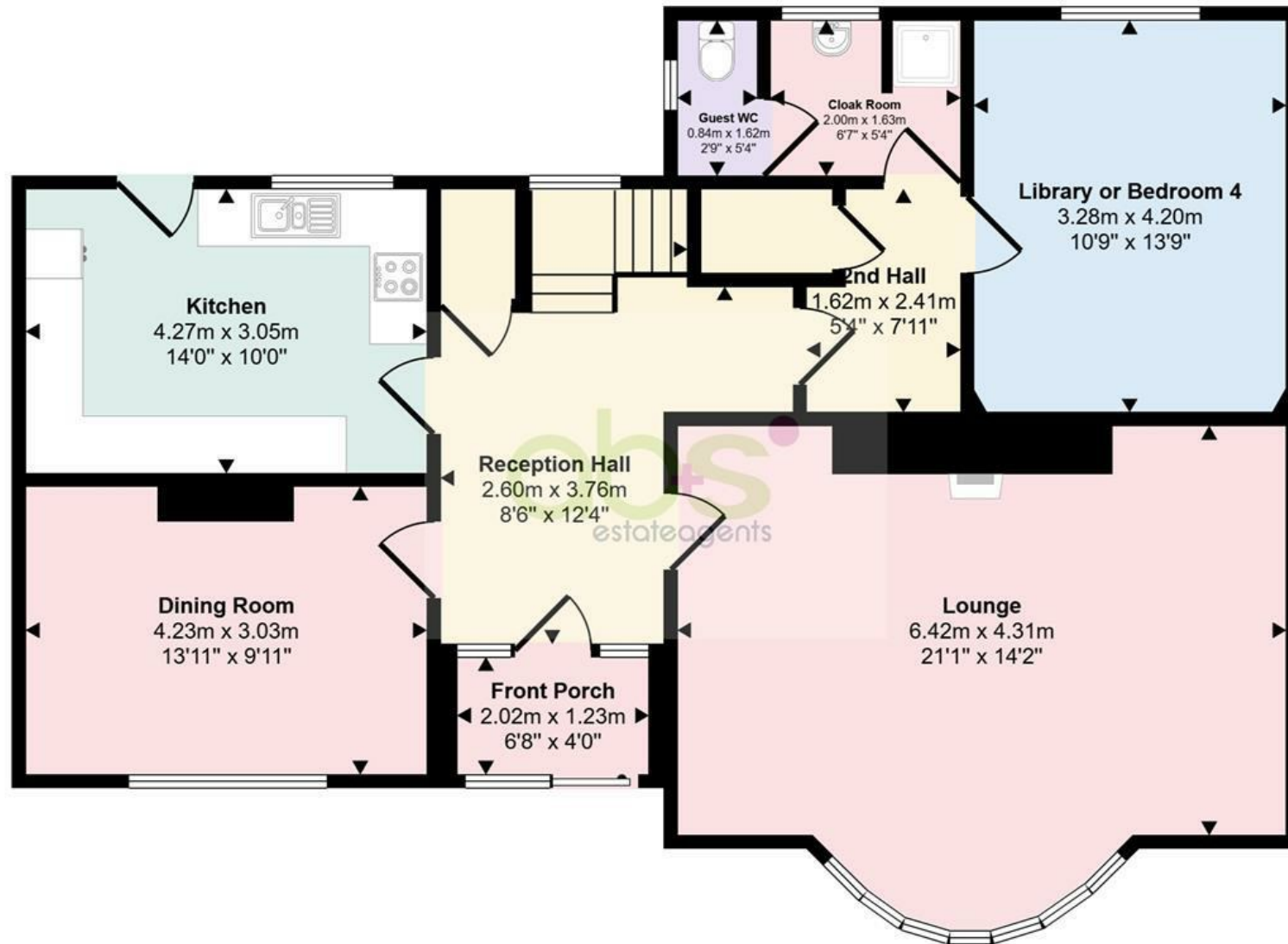
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garage  
Approx 23 sq m / 250 sq ft


Denotes head height below 1.5m

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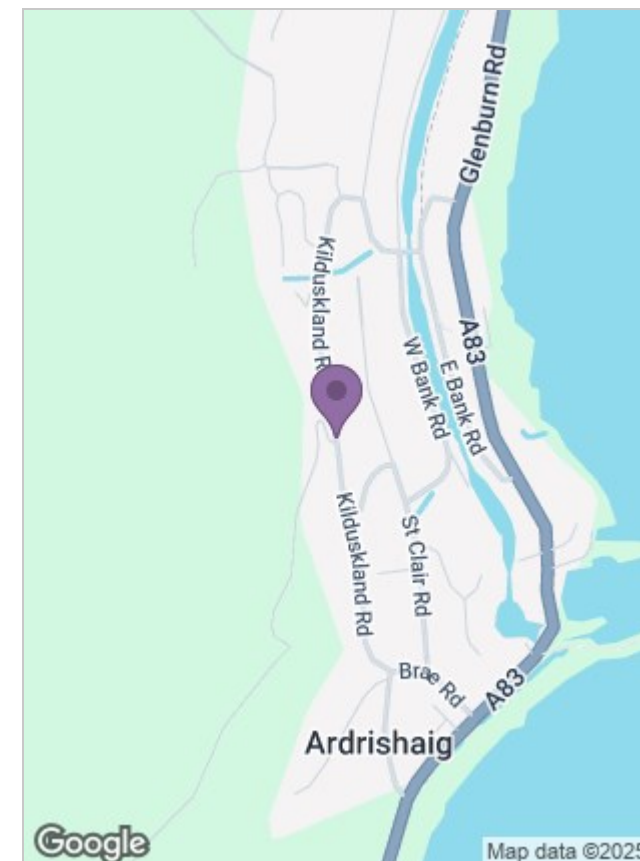


## Ground Floor

Approx 101 sq m / 1086 sq ft

 Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.