



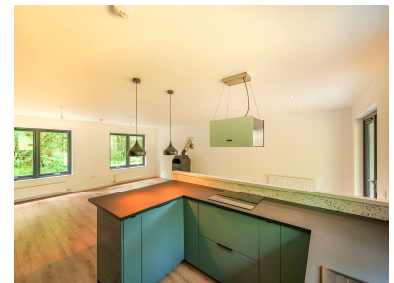
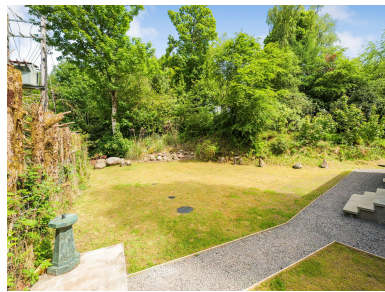
## 3 Bed Detached House

Guide Price: £330,000

Stags Rest, Barcaldine, Connel, By Oban, Argyll, PA37 1SG

A new build detached home recently completed to an exacting standard. Set within a hamlet of similar properties behind Barcaldine House. A rare opportunity for modern family living in an idyllic semi-rural location on the edge of the picturesque village of Barcaldine which is short commute to Oban and all its facilities. Local amenities and the stunning Tralee beach are nearby. Comprising; Open plan lounge/kitchen/diner, 3 bedrooms, 1 en-suite, family bathroom, shower room and utility room. The property further benefits from energy efficient wood burning central heating system with thermal store, lots of storage, double glazing, French doors, good size garden, private driveway parking for several vehicles. There is an additional piece of land across the track which is shown on the site plan. An abundance of wildlife and forest tracks are on your doorstep.

Broadband, 4G and digital television are available.



  
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#### Entrance Hallway

UPVC dark grey door with opaque glass insert welcomes you into the wide and bright hallway. Opaque glass windows to the side of the entrance door allowing plenty of natural light indoors whilst preserving privacy. Oak effect laminate flooring. Downlighting, linked smoke detector, central heating radiator, double sockets. American oak open tread staircase with white banister leads to first floor. Large storage cupboard.

#### Lounge/Kitchen/Diner 7.9m 6.0m

Spacious and contemporary open plan living area. Two windows to the front of the lounge area, French doors from the dining area to the rear, window views to rear off kitchen area. Oak effect laminate flooring and central heating radiators throughout. Large 24kw wood burning stove. A mixture of pendant, down and on-trend feature lighting define the areas. Gloss French grey wall and base kitchen units with a range of features including soft close drawers, inbuilt spice racks and three corner carousel units. Matt black contemporary laminate worktop with breakfast bar seating area for two people on lounge side. Induction hob with extraction hood above, single oven, microwave and dishwasher. Designer mixer tap with chrome and black finishes and a black composite sink with side drainer. Dining area presents well for modern and spacious family time with French patio doors leading to the rear garden area.

#### Utility 2.8m x 2.6m

Good size utility area with vinyl tile effect flooring, UPVC door with half glazed insert, window to rear garden. Matt black composite bowl sink with black tap. Space and plumbing for white goods. Under sink storage, drawers and base units with stone effect laminate worktop and double sockets.

#### Bedroom three 3.9m x 2.9m

Ground floor double bedroom with twin window views to the front. Oak effect laminate flooring, central heating radiator, double sockets and downlighting.

#### Family bathroom 2.8m x 2.6m

Modern white three piece suite. Free standing bath with floor mounted chrome mixer tap and handheld shower attachment. Wall mounted WC, stone effect wet board and worktop, contemporary glass sink with designer glass tap, vanity storage below, extractor fan, downlighting, opaque window to rear, central heating radiator and vintage style tile effect vinyl flooring.

#### First floor

American oak open tread staircase leads to freshly carpeted first floor. Central heating radiator, sockets and smoke detector. Velux window above the staircase to let plenty natural light in.

#### Master Bedroom 4.9m x 3.5m

Large double bedroom with en suite facilities and velux window to the front. Carpeted flooring, central heating radiator, 2 large inbuilt wardrobes, smoke detector, double sockets and downlighting. Plenty room for free standing bedroom furniture.

#### En-Suite 2.4m x 1.8m

Modern white three piece suite with thermostatic shower in large glass enclosure with corner opening doors and modern neutral tiling within. Downlighting, extractor fan, central heating radiator. Back to wall modern WC with gloss grey metro brick effect tiling to back. Wall hung grey oak effect vanity unit with two drawers housing contemporary bowl sink with work top mounted chrome mixer tap. Grey stone effect worktops. Tile effect laminate flooring and velux window to rear.

#### Bedroom two 4.9m x 2.9m

Good sized double bedroom with velux window to front. Carpeted flooring, downlighting, central heating radiator and ample double sockets. Large inbuilt wardrobe. Room for free standing bedroom furniture.

#### Shower room 3.0m x 2.4m

Modern three piece suite with light grey stone effect worktops. Wall hung WC with gloss grey metro brick effect tiling to back. Wall hung grey vanity unit with two drawers housing contemporary bowl sink with work top mounted chrome mixer tap. Thermostatic shower enclosure with glazed door entrance and buff effect tiles and mosaic dado trim. Tile effect vinyl flooring and velux window to rear. Downlighting, extractor fan, central heating radiator.

#### Outside space

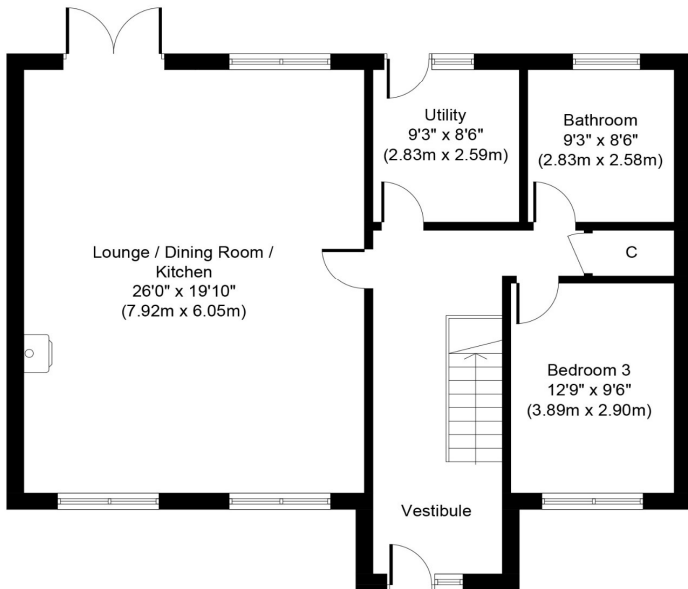
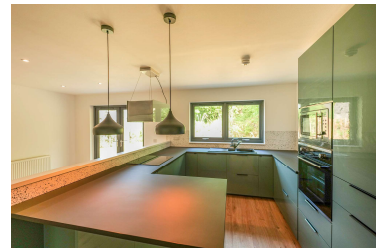
Easily maintained grounds with gravel driveway offering private parking for multiple vehicles. Level lawn area to the side front and rear. Additional hillside ground across the track that is bordered and planted with trees and shrubs. An abundance of wildlife frequently visit the grounds.

#### Location

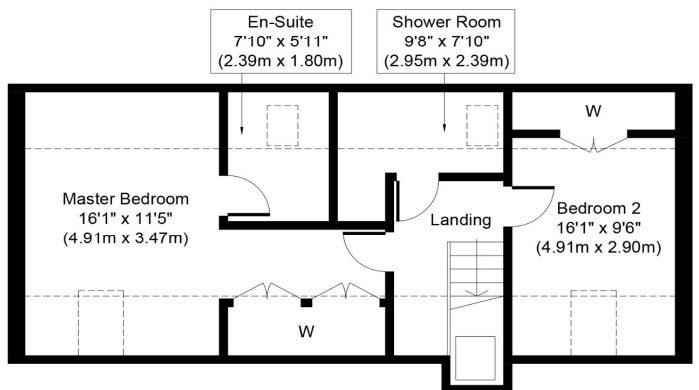
The village of Barcaldine is situated 11 miles north of Oban and 32 miles south of Fort William on the A828. The famous Barcaldine Castle sits 2.5 miles from the village. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

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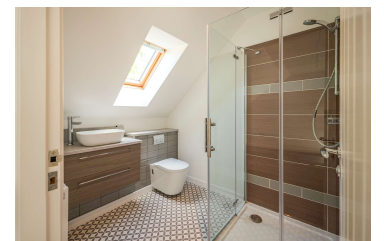
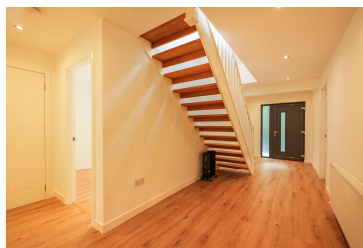
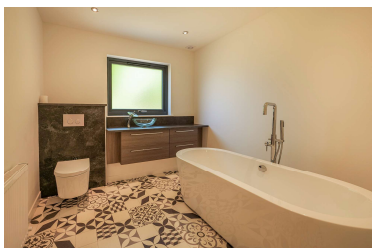
**Ground Floor**  
 Approximate Floor Area  
 1019 Sq. ft.  
 (94.7 Sq. m.)



**First Floor**  
 Approximate Floor Area  
 615 Sq. ft.  
 (57.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

### What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead  
We advertise in all major property websites more than any other Agent in Argyll  
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### Marketing upgrades available on request

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We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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#### Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.



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