



5 Bed Detached Bungalow

Guide Price: £375,000

Ard Gorm, Kilmore, By Oban, Argyll, PA34 4XR

Spacious family home set in tranquil semi-rural location with stunning glen views and just a short commute from Oban. Nestled on the edge of the village of Kilmore, a popular commuter village with an abundance of local wildlife on your doorstep. Comprising; Family lounge, open plan kitchen/diner, 5 double bedrooms, one en suite, modern family bathroom and a utility room. The property further benefits from an attached garage/workshop, private tarmac driveway with space for multiple vehicles/boat, wrap around enclosed gardens with gated entrance, pond and veg patch, timber shed and log store, partially floored loft storage, multi fuel stove, patio doors, bbq and seating areas, off peak electric heating. Broadband, 4G and digital television are available.




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Entrance Porch 1.32m x 1.20m

Steps with handrail lead to timber entrance door with glass inserts into porch with hessian mat, coat hanging and boot storage. Pendant and exterior light.

Hallway 6.38m x 2.41m

Welcoming hallway leading to all rooms with engineered oak flooring throughout. Three storage cupboards with shelving, two off peak electric heaters and one vertical wall mounted radiator heated from the multi fuel stove. Pendant lighting, socket points, phone point and ample space for freestanding furniture.

Lounge 6.08m x 4.31m

Impressive room, semi open plan to the kitchen/diner with window views to the front/side garden and countryside beyond. Focal point multi fuel stove is the heart of the room with a slate hearth and solid wood beam mantle. Glazed doors from hallway allow lots of natural light to stream through the house.

Carpeted flooring, pendant lighting, socket points, tv point, broadband socket, smoke detector and plenty of room for freestanding lounge furniture.

Open plan Kitchen/Diner 7.13m x 3.48m

The heart of the home with dual aspect rural and garden views. Dining area has room for generous size table and chairs and freestanding furniture. Accessed from lounge and open plan to kitchen. Pendant lighting and socket points. Kitchen offers various storage options with matching shaker style wall and base units and birch worktops. Stainless steel sink with double drainage board and swan neck mixer tap with views to side herb garden and seating area. Tiled backsplashes with mosaic detailing. Breakfast bar with space for seating, off peak electric storage heater, tv point, socket points, smoke detector, spotlighting and solid parawood flooring throughout. Inbuilt Neff 4 zone hob with extractor fan, eye level oven and grill. American style fridge freezer, inbuilt dishwasher. Plumbing and electrics for further white goods.

Utility room 2.90m x 1.70m

Matching wall and base units to kitchen, wall shelving and hanging, socket points, stainless steel sink with swan neck mixer tap, tiled backsplashes with mosaic detailing. Space and plumbing for white goods.

Bedroom one 3.34m x 3.03m

Good sized double bedroom with window views to front garden and countryside beyond. Ample space for freestanding bedroom furniture. Carpeted flooring, electric heater, pendant lighting and socket points.

Master/bedroom two 4.71m x 3.33m

Roomy double master bedroom with en suite facilities. Lovely views to rear garden and countryside beyond with occasional sheep grazing. Double inbuilt wardrobes with sliding mirrored doors in dressing area leading to en suite. Plenty of space for freestanding bedroom furniture. Carpeted flooring, electric heater, pendant lighting and socket points.

En suite 2.42m x 1.59m

Contemporary three piece suite with large walk in shower enclosure with electric shower, stone tray and fixed glazed screen. Wall hung WHB with vanity storage and mixer tap. Modern WC, heated towel rail, opaque window view to side, Moroccan design vinyl flooring, wall mounted vanity shelf and illuminated mirror, pendant lighting and extractor fan. Wet wall coverings and panelling to ceiling.

Bedroom three 3.43m x 3.08m

Sizeable double bedroom with window views to rear garden, fields and hills beyond. Triple inbuilt wardrobes with lots of shelving and hanging. Ample space for freestanding bedroom furniture. Carpeted flooring, pendant lighting, tv and socket points.

Bedroom four 4.19m x 3.62m

Good sized double bedroom with window views to rear garden and rural setting beyond. Double inbuilt wardrobes with lots of shelving and hanging. Ample space for freestanding bedroom furniture, carpeted flooring, electric heater, pendant lighting and electric, tv and broadband socket points.

Bedroom five 4.22m x 4.13m

Currently used as study/home office and gym with glazed patio doors to side garden seating area. Good sized double bedroom with dual aspect window views. Plenty of space for freestanding furniture, laminate flooring, central heating radiator heated by multifuel stove, pendant lighting, phone and broadband point, tv and socket points.

Family bathroom 2.25m x 1.81m

White three piece suite with Triton shower and screen over the bath. Mosaic tiling to shower and bath walls. WHB, WC, heated towel rail, opaque window view to front, wood effect vinyl flooring, pendant lighting and extractor fan.

Garage/Workshop 5.2m x 2.77m

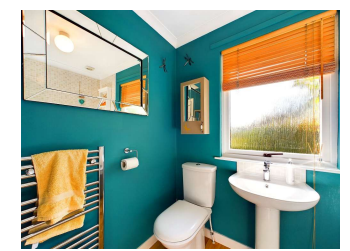
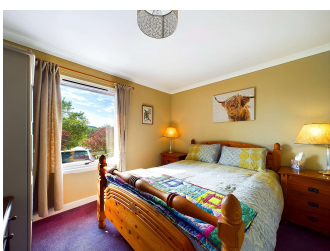
Attached garage/workshop with concrete base, power and light. Pull up roller door, lots of space for outdoor, boating or garden equipment. High ceilings with overhead storage, work benches, shelving, hooks and hanging.

Outdoor space

The property is set in a peaceful hamlet with similar neighbouring dwellings. Rural glen views to the front and rear. Good size gardens, mainly laid to lawn to front, side and rear. Slabbed pathways and various bbq patio seating areas. Timber gated entrance to private tarmac driveway with space for multiple vehicles. Stock and hedged fencing surrounding the boundary providing a safe environment for children and pets. Numerous vantage points to catch the sun all day before it sets to the front of the house. There is a pond which attracts newts, frogs and boasts Lilley pads. Established trees, shrubs and borders surround the property with annual flowering perennials such as Azaleas, Honeysuckle, Rhododendron and Hosta's. Outside taps on either side of house and refuse storage space. Timber shed and log store to side.

Location

The property is nestled in the semi-rural Barran Estate by the popular village of Kilmore which is located on the quieter south side of Oban. As such the journey into town for everyday essentials is quick and easy. Oban has a wide range of facilities that you would expect for a major west coast town. The local hospital, schools, sports centre and gyms, swimming pool, doctor surgery and dentists, vets, opticians, as well as shops, bars and numerous restaurants are available within easy reach.



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