

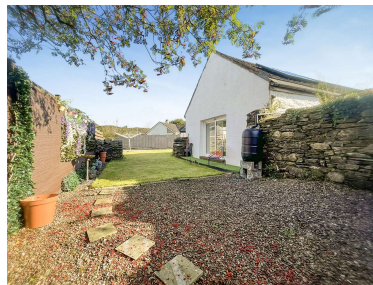
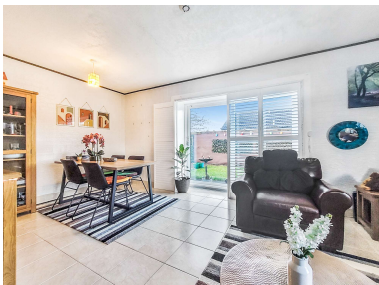


2 Bedroom Bungalow

Offers Over: £185,000

9 The Stances, Kilmichael, Argyll, PA31 8QA

Well presented family home within the village of Kilmichael Glassary this delightful property is conveniently situated close to the local primary school and the well known Horseshoe Inn. Just 5 minutes drive to the town of Lochgilphead with further facilities such as the local hospital, supermarket, dentist and restaurants. This home comprises; Lounge/diner, kitchen, 2 double bedrooms and a shower room. The property further benefits from a large workshop, off peak electric heating, a private driveway with parking for multiple vehicles and a sizeable garden. Many recent upgrades include a new contemporary kitchen, double glazing, patio doors with fitted shutter blinds, a recently installed modern shower room and various outdoor landscape works. 4G, broadband and digital television are available.




ARGYLL
Estate Agents

Entrance

Double glazed entrance door into hallway, tiled flooring, pendant lighting, coat hanging, cupboard housing water tank with additional shelf storage, off peak electric heater, smoke detector and loft hatch access.

Lounge/diner (5.7m x 3.7m)

An inviting family space with pleasant window views to the front. Double glazed patio doors stream lots of natural light into the room and allow access to the side gardens. Modern tiled flooring, ceiling fan with pendant lighting, window and double glazed patio doors both with fitted shutter blinds, off peak electric storage heater, TV points and smoke detector. This room provides ample room for freestanding dining and lounge furniture.

Kitchen (4.1m x 2.0m)

Modern gloss grey wall and base units with integrated handles and contrasting Minerva white speckle worktops. Indesit 4 zone hob with black splashback, self-cleaning oven, and overhead extractor fan. Novel modern wall décor really does give this space a trendy vibe. Inbuilt dishwasher, modern composite sink with swan neck tap. Pendant lighting, smoke detector, tiled flooring, and frosted opaque kitchen window. Plumbing and electrics for freestanding white goods.

Shower Room (2.6m x 2.2m)

Fresh white 3 piece suite, good size thermostatic shower with rainfall showerhead and shower curtain, tastefully chosen Respatex wall panels, WHB with mixer tap floor cabinet and WC. Circular ceiling light, opaque window design and laminate flooring.

Bedroom one (3.7m x 3.1m)

Good size double bedroom with fully fitted wardrobes providing lots of storage. Vinyl flooring, off peak electric storage heater, pendant lighting with window views to patio area at the front. Ample room for freestanding bedroom furniture.

Bedroom two (3.7m x 2.4m)

Double bedroom with plenty storage from the fitted wardrobes. Tiled flooring, off peak electric storage heater, pendant lighting and frosted opaque window. Plenty space for freestanding furniture.

Workshop (6.5m x 4.5m)

Large attached workshop which links the subject property to an adjoining dwelling. Stone built, concrete flooring, timber entrance doors with light and power.

Outside area

Generously laid out, well presented and easily maintained. Garden space to the front with boundary fencing panels creating a great deal of privacy. Large patio area ideal for summer BBQs and family relaxation, additional concrete base ready for addition of a shed or summer house. Large area laid to gravel ideal for parking multiple vehicles. To the side is an area laid to grass, slabs, and planting beds with patio door access directly into the welcoming lounge/diner.

Location

The quiet village of Kilmichael has a local pub and restaurant called the Horse Shoe Inn, a primary school and a small church. Kilmichael also holds various local events such as a gala day, ceilidhs and motor cross championships. Kilmichael also has plenty to offer in the way of forest walks with spectacular scenery or you could take your bike a short distance to Achnabreck bike trail. Kilmichael is situated approximately 5 miles from Lochgilphead, which has lots of amenities such as a Co-op, Tesco express, hospital, dentist, vets, school, local shops, pubs, restaurants and much more. Only two hours from Glasgow airport, and ten minutes from the local town Lochgilphead.

Thinking of selling or switching agents?

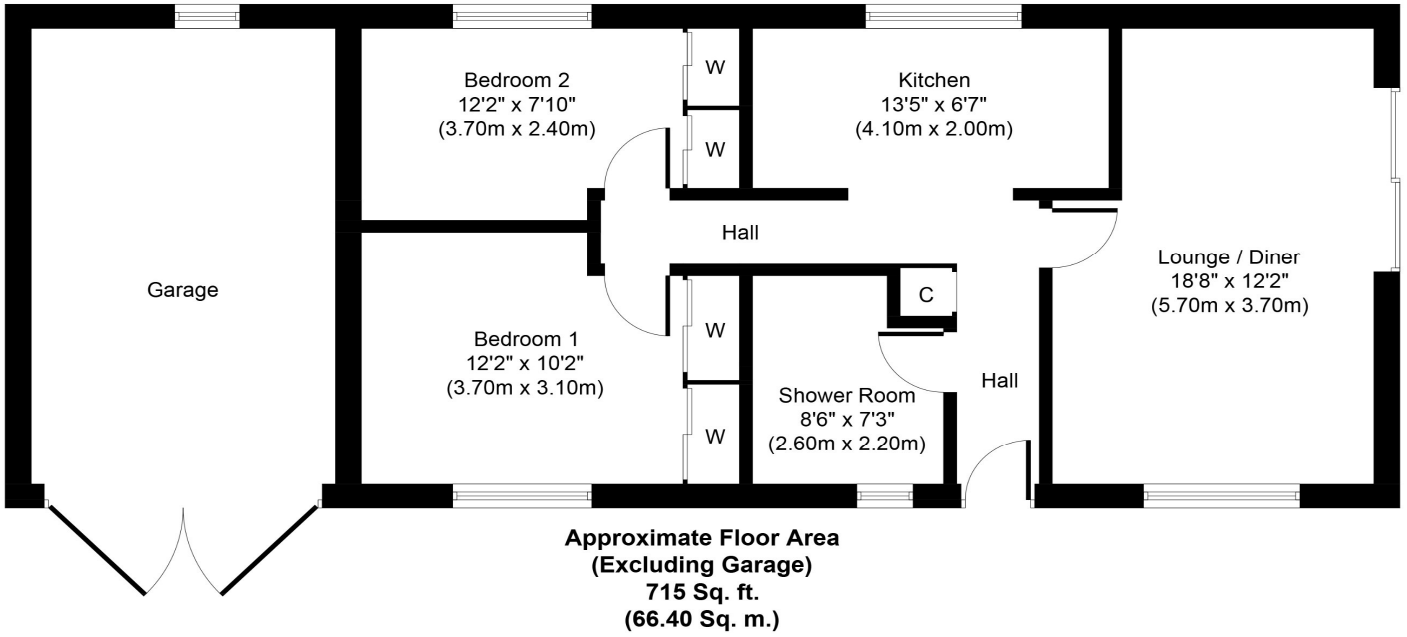
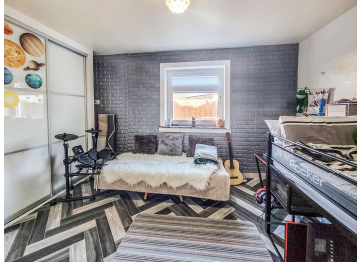
Call now to find out more about our no sale no fee offer.

You can even switch your property to Argyll Estate Agents for free.

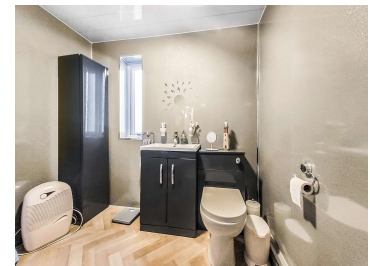
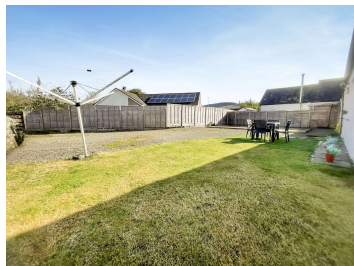
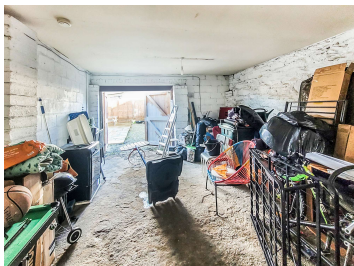
Call to 01546 607045 arrange today.

All measurements approximate and descriptions are for guidance only.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



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.
 Copyright V360 Ltd 2023 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

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
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

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.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

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.


ARGYLL
Estate Agents