

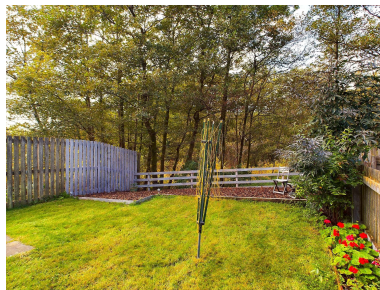


2 Bedroom End of Terrace

Guide Price: £175,000

44 The Glebe, Kilmelford, By Oban, Argyll, PA34 4XF

Well presented family home situated in a peaceful semi rural location with an abundance of wildlife, natural woodland, country and lochside walks on your doorstep. Rear corner plot at the end of a cul de sac within a well established development on the edge of Kilmelford village. This delightful property is set within easy commuting distance of both Oban and Lochgilphead. Conveniently located close to all the village amenities, hills and lochs the area has to offer. Comprising; Lounge, open plan kitchen/diner with garden access, two double bedrooms, family bathroom and downstairs WC. The property further benefits from well-presented gardens with seating area, private monobloc driveway parking, ample storage throughout, electric central heating, double glazing and French doors to rear gardens. Highspeed broadband, 4G and digital television are available.




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Entrance Hallway 3.44m x 1.11m

UVPV entrance door with glazed insert to inner hallway with laminate flooring, pendant lighting, central heating radiator, socket points.
Stairs to first floor landing, access to Lounge and WC.

WC 1.99m x 1.11m

Two piece suite with WHB and WC. Opaque window to front, linoleum flooring, tiled splashbacks, central heating radiator, pendant lighting and wall mirror.

Lounge 4.27m x 3.74m

Light and bright room with window views to front and lots of room for freestanding lounge furniture. Access to kitchen/diner, large storage cupboard under stairs (also housing electric switchboard). Feature electric fire suite with wood surround, wall mounted shelving, central heating radiator, wallpaper coverings, pendant lighting, socket points, TV point, phone point, smoke detector and laminate flooring.

Kitchen/Diner 4.66m X 3.11m

Spacious room with rear garden access through French glazed doors. Window to rear garden and countryside beyond. Matching wall and base units with various storage options throughout. Contrasting worktop space in abundance. Wall mounted shelving, pendant lighting, vinyl flooring, socket points, central heating radiator, tiled splashbacks, stainless steel sink with drainage board and smoke detector. Appliances included in the sale are a Beko fridge/freezer, Hotpoint cooker with 4 zone hob, Samsung washing machine and Bush dishwasher. (All in working order with no warranties given or implied)

First Floor landing 2.45m x 2.02m

Carpeted staircase with balustrade to first floor accommodation. Upper hallway has storage cupboard (housing hot water tank and electric boiler for central heating), loft hatch access, central heating radiator, socket points, smoke detector and pendant lighting. Access to both bedrooms and family bathroom.

Bedroom One 3.42m x 2.72m

Good size double bedroom with lovely garden and rural views to rear. Double inbuilt wardrobes, carpeted flooring, central heating radiator, pendant lighting, socket points and ample room for freestanding bedroom furniture.

Bedroom Two 3.79m x 3.00m

Good size double bedroom with window views to mountains to the front. Double inbuilt wardrobes, laminated flooring, central heating radiator, pendant lighting, wallpaper coverings, socket points, tv point, phone point and ample room for freestanding bedroom furniture.

Family Bathroom 2.01m x 1.71m

White three-piece suite with thermostatic shower and screen over the bath, WHB and WC. Tiled splashbacks, large wall-mounted mirror to side, central heating radiator, extractor fan, linoleum flooring, wall mounted soap dish and opaque window to rear.

Outdoor space

Well maintained gardens with easy access slabbed pathways and fenced enclosures offering safety for children and pets. A nearby country path leads to the scenic Loch Melfort. Monobloc driveway to front with space for one car with additional allocated parking space adjacent to the property and lawn to the front of the property. To the rear is an inviting space with fenced enclosure access by side gate. Mainly laid to lawn with rotary dryer and borders with bright geraniums and ornamental shrubs. Surrounded by established trees and foliage this garden attracts an abundance of local wildlife including squirrels, sparrow hawk and woodpeckers. Bark filled seating area ideal for family BBQs and relaxing. You can hear the local stream flowing nearby which is most relaxing.

Location

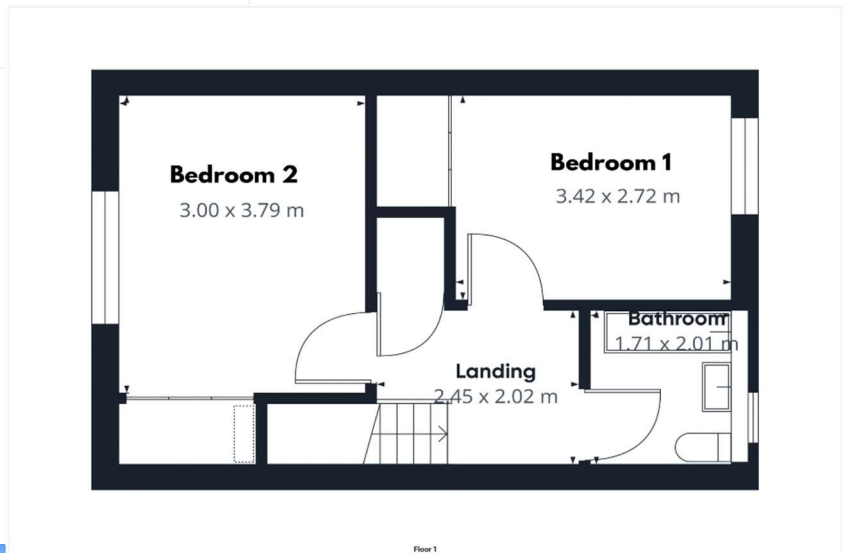
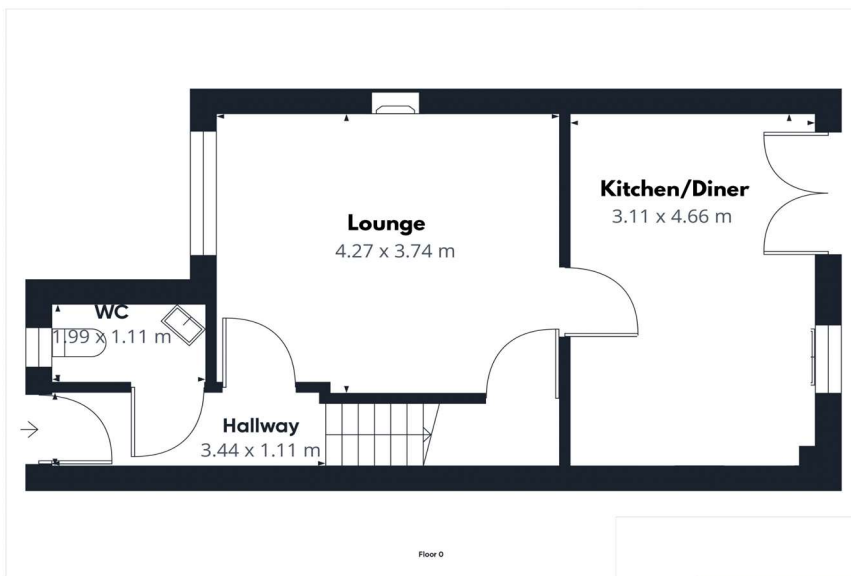
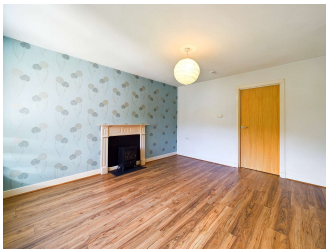
The small, picturesque village of Kilmelford stands at the head of sheltered Loch Melfort on the west coast of Scotland, approximately 16 miles south of Oban and around 21 miles from Lochgilphead. It is positioned in an outstanding area of natural beauty. Kilmelford enjoys a thriving community life. Kilmelford and the nearby area offers a range of amenities as follows:

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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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