



## 5 Bedroom Detached House

Guide Price: £280,000

Raslie House, Slockavullin, by Kilmartin, Argyll, PA31 8QG

Semi rural family home with generous living space and a detached garage. Offering good size welcoming gardens with peaceful surroundings and an abundance of local wildlife visiting regularly. The delightful sound of Raslie burn meandering at the rear boundary and a gated driveway greets you on arrival to the spacious grounds with ample parking. Located in a rear corner plot of the popular hamlet of Slockavullin by Kilmartin. An idyllic location with countryside views and just a short commute to the local amenities of Lochgilphead. Comprising; Lounge, kitchen/diner, conservatory, utility, 5 bedrooms (two with en suite shower rooms), a family bathroom and an attic conversion study/hobby room with decked bridge/balcony and direct garden access. The property further benefits oil central heating, double glazing, plenty storage throughout including a large loft area.

High speed broadband, 4G and digital television are available.



  
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#### Entrance/Hallway

Covered entrance porch, composite exterior door and feature semi-circle design with opaque glazing and side window. Hallway with solid oak flooring, lighting, two central heating radiators, linked smoke detectors, loft hatch access and storage cupboards with shelving.

#### Lounge 5.36m x 4.61m

Great family space with ample room for freestanding lounge furniture. Focal point multifuel stove with decorative oak mantle and tiled hearth. Window views to the front gardens, carpeted flooring, pendant lighting, socket points, tv point and book shelving.

#### Kitchen/diner 5.63m x 3.19m

Light and bright open plan room with ample space for dining table and chairs. Modern matching wall and base units with contrasting worktops, modern teal wet wall splashbacks and various storage options throughout. Inbuilt 4 zone induction hob, inbuilt Zanussi oven/grill (mid height). Space and plumbing for white goods. Grey oak effect laminate flooring, central heating radiator, linked smoke detector, socket points, pendant and spotlighting. Window views and patio doors access to conservatory. Access to utility room and side garden with canopy linked to the detached garage.

#### Utility 4.29m x 1.52m

Ideal room for coat hanging and outdoor footwear. Space and plumbing for white goods, storage cupboard, laminate flooring, socket points, opaque windows to rear/sides and composite exterior door to side of property with canopy overhead to the garage pedestrian door

#### Conservatory 4.04m x 4.03m

Large decorative glazed additional living space with natural light from all angles. Glazed door with cat flap to outdoor seating area and rear gardens. Views of Raslie Burn and rural setting beyond. Tiled flooring, central heating radiator, socket points and room for freestanding furniture.

#### Bedroom One (Master en suite) 3.82m x 2.84m

Master bedroom with feature archway to dressing area and en suite shower room. Window views to the front gardens, plenty of space for freestanding bedroom furniture, socket points, pendant lighting and central heating radiator.

#### Dressing area 2.01m x 1.63m

Located between the master bedroom and en suite shower room. Double inbuilt wardrobes, central heating radiator and socket points.

#### En suite shower room 2.84m x 1.91m

Modern large walk in shower with Mira electric shower, WHB and WC. Tiled splashbacks, non slip flooring, heated towel rail, spotlighting and extractor fan. Opaque window to front.

#### Bedroom Two (with ensuite) 4.02m x 3.19m

Double bedroom with en suite facilities and window views to rear. Carpeted flooring, spotlighting, socket points and central heating radiator. Space for freestanding bedroom furniture.

#### En suite shower room 2.03m x 1.91m

Modern walk in shower with Mira electric shower, WHB and WC. Tile effect wet wall panelling splashbacks to all walls, non slip flooring, heated towel rail, spotlighting and extractor fan.

#### Bedroom Three 3.19m x 2.89m

Double bedroom with window views to rear. Carpeted flooring, pendant lighting, socket points and central heating radiator. Space for freestanding bedroom furniture. Inbuilt wardrobe with clothes rail and shelving.

#### Bedroom Four 2.97m x 2.49

Smaller bedroom with window views to rear. Carpeted flooring, pendant lighting, socket points and central heating radiator. Space for freestanding bedroom furniture, inbuilt wardrobe with clothes rail and shelving.

#### Bedroom Five/Dining room 3.78m x 2.84m

Double bedroom with window views to front. Solid oak flooring, pendant lighting, socket points and central heating radiator. Space for freestanding furniture. French glazed doors to inner hallway. Currently used a 2nd lounge and equally useful as a formal dining room if required.

#### Family bathroom 3.19m x 1.73m

Three piece suite with full size bath, mixer taps with handheld shower attachment, overhead Mira electric shower and bifold screen. WHB, WC, non slip flooring, tiled splashbacks, heated towel rail and opaque window to rear.

#### First floor

##### Study/Hobby room 4.98m x 4.02

Accessed via spiral style staircase at the end of the hallway. This unique first floor additional space would make an ideal study or room with a view to enjoy hobby crafts. It offers glazed door giving direct access to the garden by a recently upgraded deck bridge/balcony. 2 Velux windows, carpeted flooring, space for freestanding furniture, socket points, central heating radiator, eves storage and loft access.

#### Outside space

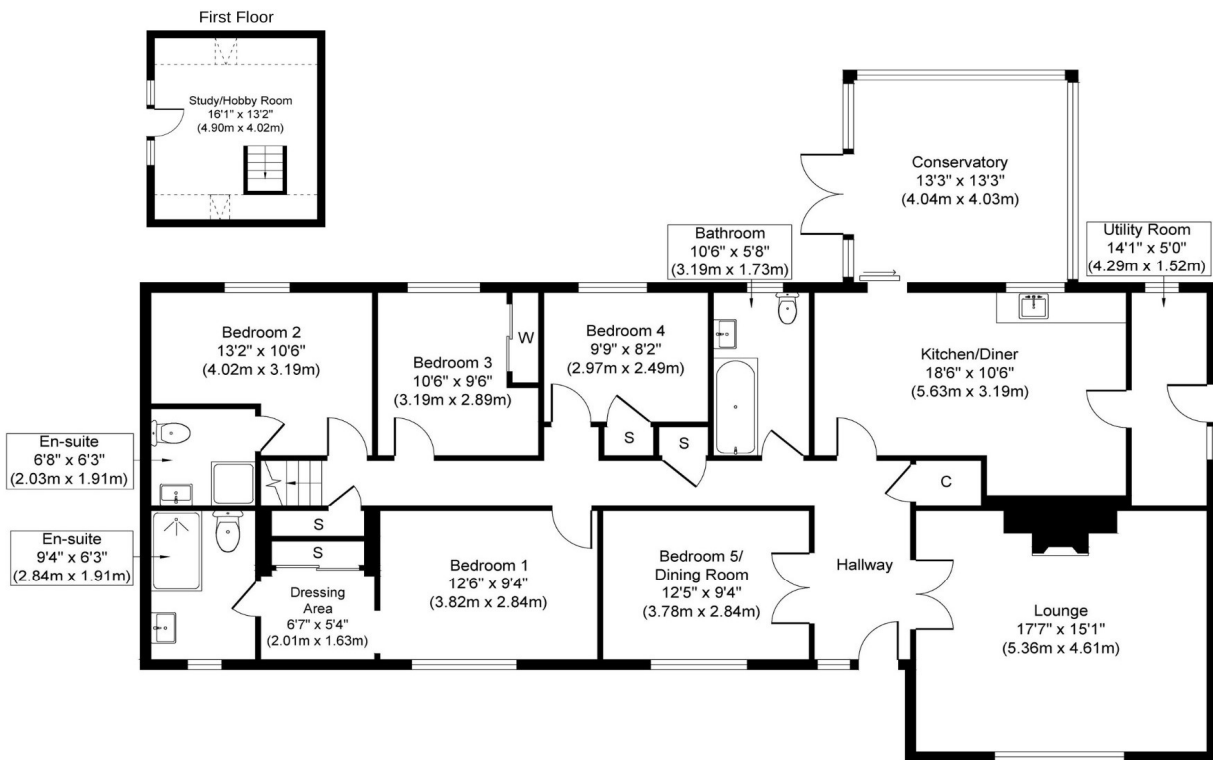
The property lies on a large peaceful plot accessed by a short shared track. Fenced enclosures and gated entrance. Stone chipped driveway with space for several vehicles and boat storage. Lawn areas to the front and side with established bordering trees including a fruitful plum tree. To the rear the Raslie burn flows past beyond the fencing with a small gate for access should this be desired. Slabbed patio area with space for outdoor seating and conservatory access. Whirligig and drying area. Veg planters dotted around the gardens and various bedding areas for flowering perennials.

#### Detached Garage/Workshop 5.8m x 3.8m

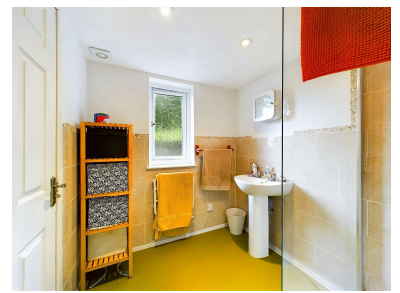
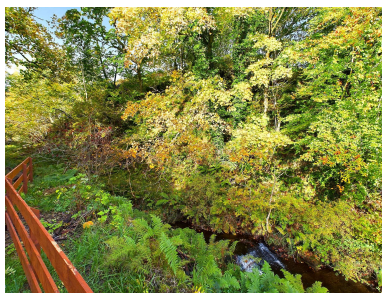
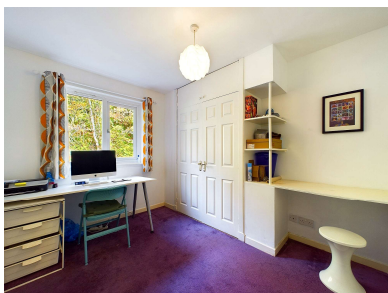
Fantastic space with up and over door, brick built with concrete base, power and light. Plenty of workbenches, storage racks, shelving and hooks throughout. Window and pedestrian access door to the side.

Call now to find out more about the best deal in your area.

Lochgilphead office 01546 607045 or Oban office 01631 561130  
All measurements approximate and descriptions are for guidance only.



**Ground Floor**  
**Approximate Floor Area**  
**1,854 sq. ft**  
**(172.26 sq. m)**



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