



3 Bed Detached House

Guide Price: £269,950

Oakcliffe, Kilduskland Road, Ardrishaig, Argyll, PA30 8EH

'Oakcliffe' presents as a truly charming and well-maintained traditional property with gated entrance and partial views of Loch Fyne. The inviting layout of the property and enclosed walled garden grounds will appeal to a variety of buyers. Offering a mixture of modern convenience and original period features with high ceilings and excellent storage throughout, this delightful property comprises; Lounge, large dining kitchen bedroom/study, family bathroom and sunroom on ground floor. Two good size double bedrooms and a shower room on first floor. The property further benefits from a wood burning stove, oil central heating, private driveway parking, a greenhouse, timber shed, 3 log sheds, tiered rear garden and decking with patio seating area. Highspeed broadband, 4G and digital television are available.




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Entrance porch 1.67m x 0.77m / Hallway 2.97m x 1.95m

Welcoming entrance porch with tiled floor to inner hall with oak flooring and high ceilings boasting decorative coving and original doors throughout. Stairs to first floor accommodation, central heating radiator and pendant lighting.

Lounge 5.01m x 3.69m

Bright spacious family room with dual aspect window views towards the loch. The feature wood burning stove with slate tiled hearth and oak mantle invites you to relax in this spacious lounge. Carpeted flooring, central heating radiator, tv point, socket points and feature pendant lighting.

Dining Kitchen 4.98m x 3.96m

Welcoming open plan space for entertaining and enjoying family time. White [Cream] wall and base units with contrasting worktops. Various storage options throughout including feature central island and large pull-out cupboards. Space and plumbing for white goods. Stainless steel sink with modern mixer tap. Large extractor hood [with space below for] over freestanding cooker. Tiled splashbacks, spot lighting and oak flooring throughout. Spacious dining area accommodating freestanding furniture. Pendant lighting, two central heating radiators and large window view to front.

Sunroom 4.25m x 2.32m

Located off the entrance hallway through opaque glazed door. Light and bright partially glazed sunroom. Entry door from rear decking and gardens. Under stair storage cupboard, oak flooring, central heating radiator, feature wall lighting and socket points. Plenty of room for freestanding furniture. Leads to Bedroom one/study and family bathroom.

Bedroom one/Study 3.65m x 2.37m

Ground floor bedroom currently utilised as a study. Dual windows to rear and side. Carpeted flooring, space for furniture, socket points and central heating radiator.

Bathroom 2.41m x 1.82m

Modern 3-piece suite with full sized bath, overhead thermostatic shower, WHB and WC. Window to side of property. Tiled flooring, central heating radiator and extractor fan.

Combining the three rooms would make wonderful annexe accommodation with private entrance for visiting friends and family.

First floor landing 1.99m x 1.15m

Carpeted stairs with pretty balustrade and Velux above welcome you to the first floor accommodation.

Bedroom two 4.58m x 3.05m

Good sized double bedroom with partial loch views to the front. Triple mirrored inbuilt wardrobes, carpeted flooring, pendant lighting and central heating radiator. Plenty of space for freestanding bedroom furniture.

Shower room 1.97m x 1.83m

Modern 3 piece suite with glazed shower enclosure and tiled electric shower unit; WHB and WC. Feature lighting. Velux to front of property. The tiled flooring benefits from underfloor heating on timer.

Bedroom three 4.53m x 3.33m

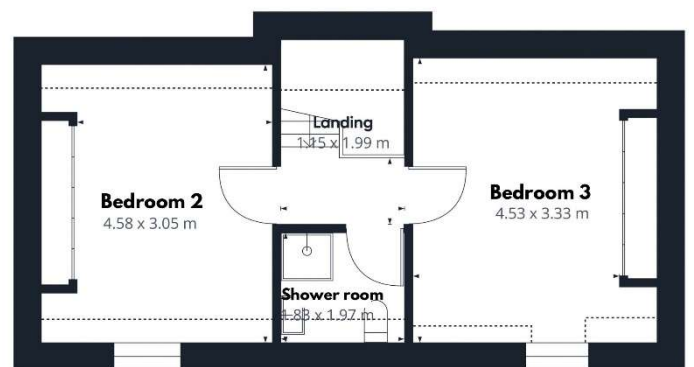
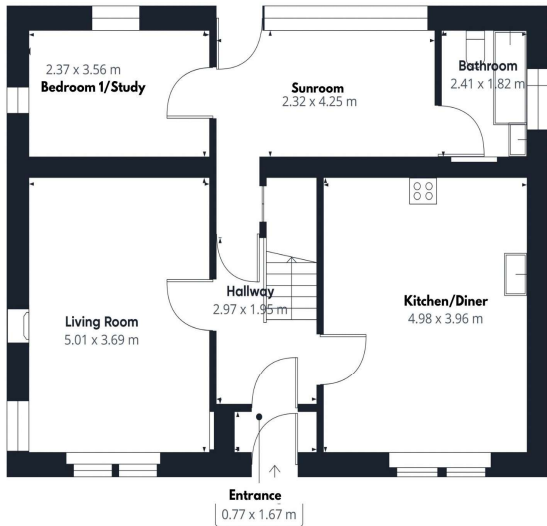
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Outdoor space

Gated entrance with dry stone dyke boundary walls and attractive mixed-gravel driveway and surround. Elevated tiered garden levels to the rear (with natural woodland beyond) and loch views to front. Decked patio area to enjoy the afternoon and evening sun with sunroom entry door at rear. Timber shed, two log stores and greenhouse. Various annual flowering perennials surround the grounds including acers, hydrangea, wild geraniums and Japanese Anemones. Established shrubs and trees in numbers welcome local wildlife.

Location

The main local amenities in Ardrishaig are a mini supermarket, newsagents, post office, primary school, hairdressers, launderette, The Rumblin' Tum Cafe and many more. Ardrishaig also has Tennis courts, a sailing club, a couple of small local pubs and the Grey Gull hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water. Various local events are held throughout the year, such as the Ardrishaig gala day. The nearby town of Lochgilphead has a newly revamped front green (providing outdoor family space), sports facilities, a supermarket, more local shops, restaurants, local Hospital, Dentist, Vets and Opticians.



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