



## 4 Bed Detached Bungalow

Guide Price: £299,995

17 The Glebe, Kilmelford, by Oban, Argyll, PA34 4XF

Nestled at the end of a cul de sac in the picturesque village of Kilmelford, this charming family home offers modern comforts all on one level with spacious gardens and feature stream to the rear. Ideally situated between the bustling towns of Oban and Lochgilphead, it provides perfect commuting options and access to the natural beauty and amenities this popular area offers. Scenic walks and beautiful lochs are nearby, providing endless opportunities for outdoor enthusiasts and nature lovers alike. This family home represents an exceptional choice for a wide range of homeowners and offers a comfortable, convenient base for semi rural living. Comprising; extensive lounge, good size kitchen/diner, master bedroom with ensuite, three further double bedrooms and a family bathroom. The property further benefits from private driveway, well-presented wrap around gardens with patio areas, veg patch, timber store, drying green and ample storage throughout, modern electric heating, double glazing and patio doors off the kitchen/diner to rear gardens. Highspeed broadband, 4G and digital television are available.



  
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#### Entrance Porch 1.94m x 1.42m / Hallway 7.05m x 1.04m

Composite entry door with glazed insert to front porch with tile effect vinyl flooring. Storage cupboard with curtain, space for outdoor clothing and footwear. Glazed door to inner hallway with plenty of space for freestanding furniture. Carpeted flooring, wall mounted electric heater, socket points and spot lighting. Storage cupboard with shelving and loft hatch access.

#### Lounge (open plan to kitchen/diner) 5.68m x 4.98m

Inviting family space semi open plan to kitchen/diner. Dual aspect views to front and side. Feature marble fireplace with electric fire suite provides central focal point in this delightful room. Carpeted flooring, wall mounted electric heater, socket points, tv point and plenty of room for lounge furniture.

#### Kitchen/Diner (open plan to lounge) 5.72m x 4.79m

Fantastic open plan layout with patio doors access to rear gardens. The kitchen area has modern matching wall and base units with numerous storage options throughout. 4 zone hob on central island style counter provides the perfect sociable position when cooking for family and friends in the dining area. Inbuilt electric oven/grill at mid level. Stainless steel sink with rear garden window views, tiled splashbacks, space and plumbing for white goods, smoke detector, laminate flooring, feature spot lighting extractor fan and ample socket points throughout. Dining area offers ample space for large table chairs with feature pendant lighting above. Further space for display furniture and wall mounted electric heater.

#### Master Bedroom One 4.10m x 3.01m

Positioned at the end of the hallway with ensuite facilities. Lovely master bedroom with rear window views. Carpeted flooring, plenty space for freestanding bedroom furniture, large double inbuilt wardrobes with opaque design mirrored doors. Socket points and pendant lighting.

#### Ensuite 2.37m x 1.45m

Three piece suite with walk in thermostatic shower enclosure, WHB and WC. Mosaic tiled splashbacks, vinyl flooring, extractor fan, opaque window to rear, heated towel rail, wall mounted towel rail and vanity shelf above WHB.

#### Bedroom Two 4.05m x 2.99m

Good sized double bedroom with window views to front. Carpeted flooring, wall mounted electric heater, double inbuilt wardrobes with mirrored doors, socket points, pendant lighting and ample space for freestanding bedroom furniture.

#### Bedroom Three 3.26m x 3.02m

Sizeable double bedroom with window views to front. Carpeted flooring, wall mounted electric heater, double inbuilt wardrobes with mirrored doors, socket points, pendant lighting and ample space for freestanding bedroom furniture.

#### Bedroom Four 3m x 2.96m

Double bedroom currently used as a home office with window views to rear. Carpeted flooring, eco electric heater, double inbuilt wardrobes with mirrored doors, socket points, phone point, pendant lighting and ample space for freestanding bedroom furniture.

#### Family Bathroom 2.13m x 1.88m

Three piece suite with Bath, overhead electric shower, WHB with wall mounted vanity lighting and WC. Opaque window to rear, tiled splashbacks, tile effect vinyl flooring, heated towel rail and extractor fan.

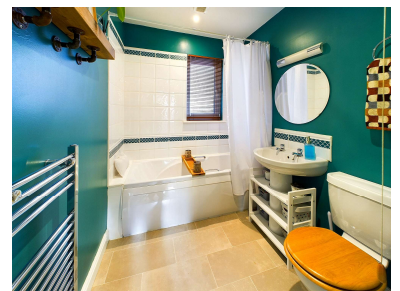
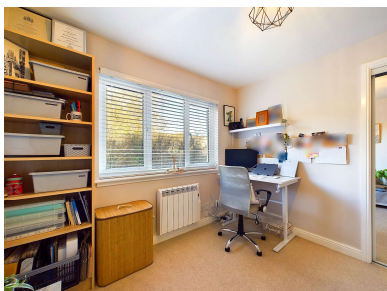
#### Outdoor space

Charming wrap around gardens with feature stream to rear. Drying area with rotary dryer and external tap. Front garden mainly laid to lawn with various established annual flowering shrubs. Planting borders around the front of the property slabbed pathways and gravel driveway providing private parking. Rear slabbed patio ideal for family BBQs and relaxing. Through a willow arch lies a large grass area with fenced enclosure and welcomes local wildlife in abundance. Timber store and veg patch to side with raised beds ready for planting.

#### Location

The small, picturesque village of Kilmelford stands at the head of sheltered Loch Melford 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. The busy town of Oban boasts a good variety of supermarkets, D-I-Y stores, a few high street shops plus independent shops and beauty salons. The Cuilfail Hotel in the village, which has been awarded a place in the "Britain's Best Real Heritage Pubs", sells good Scottish food using local ingredients. The Gunpowder Café and bar at Melfort holiday village (3 miles) offers licenced lunch and dinner service and hosts music nights. Ardfert village (9 miles) has a 17th Century Inn and there is a cafe in the village. The 4 star Loch Melford Hotel (3.9 miles) provides a luxury dining experience and also has a bistro. Craobh Haven pub and restaurant offers an a la carte menu & bar meals and hosts a variety of different evening entertainment (6.7 miles). Knipoch Hotel restaurant (9 miles) is another high-end restaurant within easy reach of Kilmelford. Oban has a wide range of bars and restaurants offering everything from takeaways to fine dining experiences.

There is a bus service four times a day between Oban-Kilmelford- Lochgilphead for connections to Glasgow. The West Highland line connects Oban to Glasgow for connections to the mainline rail network and Glasgow Airport. Ferries from Oban connect to the Inner Hebrides. Kilmelford Yacht Haven, Kilmelford local skiff/coastal rowing, Kayaking/Canoeing/ Diving school nearby in Oban. Walking & Wildlife - 10 minutes' walk from the sea, also several walking trails around the village, hill walking, wildlife includes deer, sea eagles, occasionally red squirrels, seals, otters and various birds. Oban has a large community led leisure centre and several gyms. There is a municipal hall and a local arts centre offering a range of music, dance, drama and visual arts events. The nearest GP Surgeries are Easdale medical practice (12 miles) or Oban (16 miles). Lorn and the Island Hospital in Oban (16 Miles) is a Rural General Hospital providing A&E, in-patient and outpatient departments. Oban has Dental surgeries and opticians.



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