



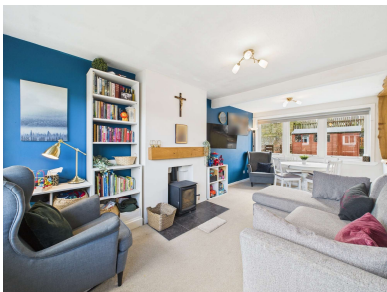
## 2 Bedroom Terraced House

Guide Price: £129,950

29 Glenview, Dalmally, Argyll, PA33 1BE

Inviting starter family home in popular residential setting with views of the stunning Ben Cruachan. Glenview is located in the welcoming village of Dalmally with nearby amenities include the local community hall, doctors, pharmacy, primary school, playpark and village store. The Ben Cruachan Inn at Loch Awe village 3 miles along the road provide award winning meals and a welcoming atmosphere. Dalmally train station and local bus routes connect Glasgow and Oban on a regular basis. The bustling towns of Inveraray 16 miles and Oban 22 miles provide further mainstream amenities with plenty of restaurants and shops to choose from. Property comprises; Open plan lounge/diner, kitchen (semi open plan to diner), 2 double bedrooms, family bathroom and storage room. The property further benefits from double glazing, wood burning stove, off peak electric heating, front and rear gardens with workshop/shed, drying green and bbq seating area.

Highspeed broadband, 4G and digital television are available. EPC D56 - Council Tax band B



  
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#### Entrance porch 1.59m x 1.33m / Hallway 2.11m x 1.93m

UVPC entrance door with glazed inserts to enclosed porch with side window, dirt catcher flooring, space for outdoor clothing and footwear. Pendant lighting and letterbox. Leading to inner door with glazed insert into the hallway. Timber effect vinyl flooring, window view to the front, storage cupboard housing electrics, off peak storage heater, smoke detector, access to bathroom and lounge/diner with carpeted stairs to first floor accommodation.

#### Lounge/Diner 5.62m x 2.96m

Open plan sizeable space with dual aspect views to the front and rear streaming lots of natural light into the room. Carpeted flooring, wood burning stove with oak mantle, off peak heater, feature pendant lighting, smoke detector, socket points, wall mounted tv point, ample room for freestanding lounge and dining furniture. Semi open plan to kitchen with mid height wall and bespoke oak finishes to door frame and dividing wall.

#### Kitchen 3.80m x 2.30m (semi open plan to diner)

Modern shaker style white wall and base units with a range of storage options and glass display units. Contrasting oak laminate worktops, porcelain mosaic style tiled splashbacks, stainless steel sink with drainage board and swan neck tap, oak effect vinyl flooring, spotlighting, socket points and smoke detector. Integrated dishwasher, fridge/freezer and washing machine. Window views and door access to rear gardens. Further understairs storage space with socket points.

#### Bathroom 1.92m x 1.74m

Modern three piece suite with Mira electric shower and glazed screen over bath, WHB, WC, modern mixer taps, tiling to walls and vinyl flooring. Opaque window to porch, Dimplex downflow wall mounted heater, pendant light and extractor fan.

#### First floor landing 1.99m x 1.07m

Carpeted staircase with decorative rustic oak finished handrail to first floor landing, pendant lighting, eves storage cupboard and loft hatch access.

#### Bedroom one 4.83m x 2.83m

Spacious double bedroom with wonderful window views to the mountains beyond. Carpeted flooring, inbuilt cupboard and drawer space into the eaves, pendant lighting, off peak storage heater, socket points and ample room for freestanding bedroom furniture.

#### Bedroom two 3.68m x 3.06m

Bright double bedroom with views to the front and lovely elevated mountain scenes beyond. Carpeted flooring, pendant lighting, off peak storage heater, socket points and ample room for freestanding bedroom furniture. Inbuilt storage cupboard.

#### Storage room 1.92m x 1.48m

Handy walk in storage room which houses the hot water tank. Hardwood flooring and pendant lighting. Similar properties have converted this space to a 2nd bathroom or home office if required.

#### Outside

Front garden mainly laid to lawn with slabbed steps leading to front entrance. Pretty planting border with stone laid edging. Spacious rear garden with lawn area, stone chippings at kitchen door provide ideal seating area. Raised border for planting, slabbed steps lead to lawn area with drying green. Timber fencing secures rear boundary. Sizeable garden shed/workshop with windows providing perfect storage for garden equipment/outdoor activity apparatus.

#### Location

The village of Dalmally is located on the Oban to Glasgow train line and as such is a popular commuter village to Oban (Approx 22 miles). The village has a great local community spirit with a purpose built community hall, doctors surgery, local shop and primary school. The nearby village of Loch Awe is home to the award winning Ben Cruachan restaurant and bar. This area is very popular with outdoor enthusiasts with great fishing and hill walking right on your doorstep.

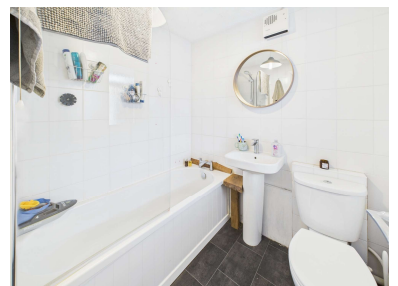
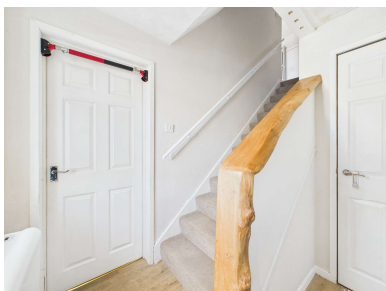
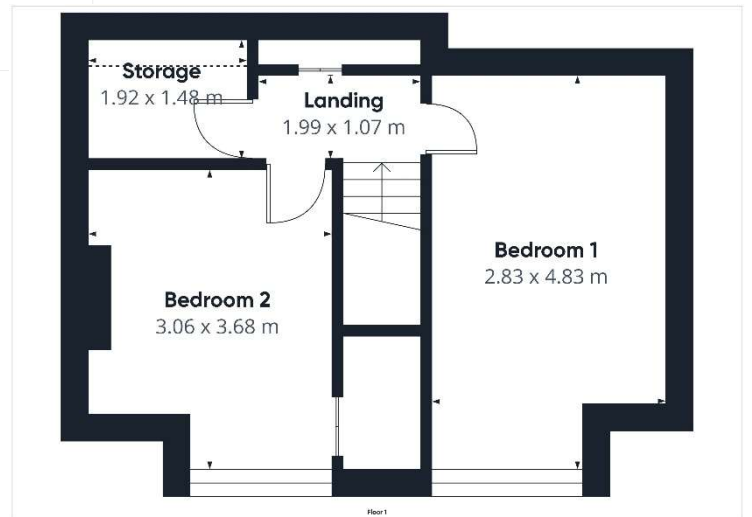
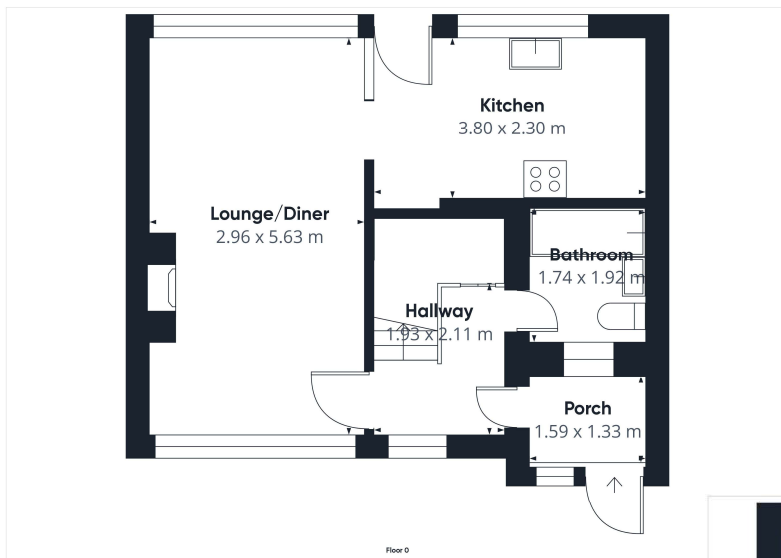
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