



3 Bed Detached Bungalow

Offers Over: £249,950

A'Chomraich, Kilmichael, by Lochgilphead, Argyll, PA31 8QA

Well presented family home with wonderful glen views in a sought after semi-rural setting within the peaceful village of Kilmichael Glassary. This delightful property boasts recently upgraded interiors and contemporary décor throughout. Conveniently situated close to the local primary school and Horseshoe Inn. A short drive to the town of Lochgilphead with further facilities such as the local hospital, high school, supermarket, dentist, vets and restaurants. Comprising; Open plan lounge to the recently installed kitchen, sunroom to the rear of the lounge, 3 double bedrooms, recently installed shower room and utility area with WC. The property further benefits from a multi fuel stove, oil central heating with recent boiler, double glazing, EV charging point, driveway with parking for multiple vehicles, sizeable garden grounds, patio seating area, tool shed and log store. Recent upgrades include oak doors, recently decorated and new flooring throughout. 4G, broadband and digital television are available.

EPC rating C69 - Council Tax Band E




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Entrance Porch 1.18m x 1.18m / Hallway 3.40m x 0.93m

Semi glazed UVPC front door with glazed side panel to porch with parquet effect vinyl flooring, space for outdoor clothing and footwear. Entrance hallway has matching vinyl and carpeted flooring, central heating radiator, inbuilt storage cupboard, spotlighting, socket point and loft hatch access.

Lounge area 6.58m x 3.58m

Welcoming lounge with triple aspect views to front, side gardens and rural scenes to the rear. Central to the room is the feature multifuel stove with granite hearth, tastefully tiled surround and oak beam mantle. Ample space for lounge furniture, two central heating radiators, USB socket point and downlights. French door access to the rear sunroom and open plan to the kitchen area.

Breakfasting Kitchen area 3.62m x 3.51m

Light and bright with rural views to the rear. Recently installed dove grey gloss wall and base units with under cabinet lighting and various storage options including pull out refuse/recycling unit. Plenty of contrasting worktop space, parquet design splashbacks, stainless steel sink with variable flow hose style mixer tap. Integrated dishwasher and microwave. Belling Range cooker with 5 burner gas hob, electric oven/grill and Rangemaster extractor hood above. Included in the sale if desired is a new freestanding Beko (Pro Smart Inverter) fridge/freezer. Breakfast bar, parquet effect vinyl flooring, downlights and usb socket points.

Sunroom 2.50m x 1.69m

Double glazed sunroom with insulated ceiling for all year round use. A wonderfully relaxing room with spectacular glen views. Could also be utilised as a family dining space if required. Plenty of room for furniture, tiled flooring, exposed brickwork, feature wall lighting, central heating radiator and socket points. Access to rear garden, patio and bbq area.

Bedroom One 3.54m x 2.84m

Good sized double bedroom with peaceful glen views to the rear, carpeted flooring, central heating radiator, feature wallpaper to one wall, triple inbuilt mirrored wardrobes, pendant lighting and socket points. Space for freestanding furniture.

Bedroom Two 3.32m x 2.97m

Good sized double bedroom with window views to front, carpeted flooring, central heating radiator, feature wallpaper to one wall, double inbuilt mirrored wardrobes, pendant lighting and socket points. Space for freestanding furniture.

Bedroom Three 2.98m x 2.29m

Small double bedroom with window views to front, carpeted flooring, central heating radiator, feature wallpaper to one wall, pendant lighting and socket points. Space for freestanding furniture.

Shower room 2.50m x 1.69m

Recently installed contemporary three piece suite with large walk in shower enclosure with thermostatic rainfall and handheld shower heads, fixed glazed screen, wet wall panel splashbacks, WHB with vanity storage below and WC. Heated towel rail, tile flooring, illuminated wall mirror, shaver point, opaque window to rear, extractor fan and spotlighting.

Utility/WC 2.39m x 1.23m

Dual purpose room with modern WHB and WC. Utility wall and base units with ample worktop, splashbacks, space and plumbing for white goods. Parquet effect vinyl flooring and opaque window to front.

Outside area

A mix of drystone dyke and timber fencing to front. Pedestrian access gate next to cattle grid. Front gardens with lawn area, rockery planted borders, bark pathways and some established shrubs. Slabbed pathway to front entrance with exterior lighting and log store at front of property. The property comes equipped with EV vehicle charging point (BP Pulse) at the side/driveway. To the rear timber fencing defines the boundary with slabbed seating area, clothes drying poles, timber shed, storage huts, coal bunker, space for refuse storage, outside tap and slabbed pathways. Shared cattle grid entrance with one neighbouring property to the private stone chipped driveway.

Location

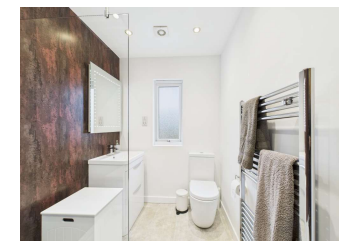
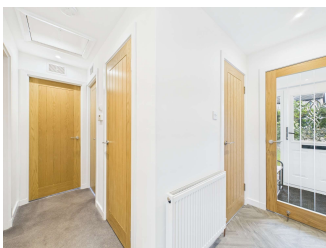
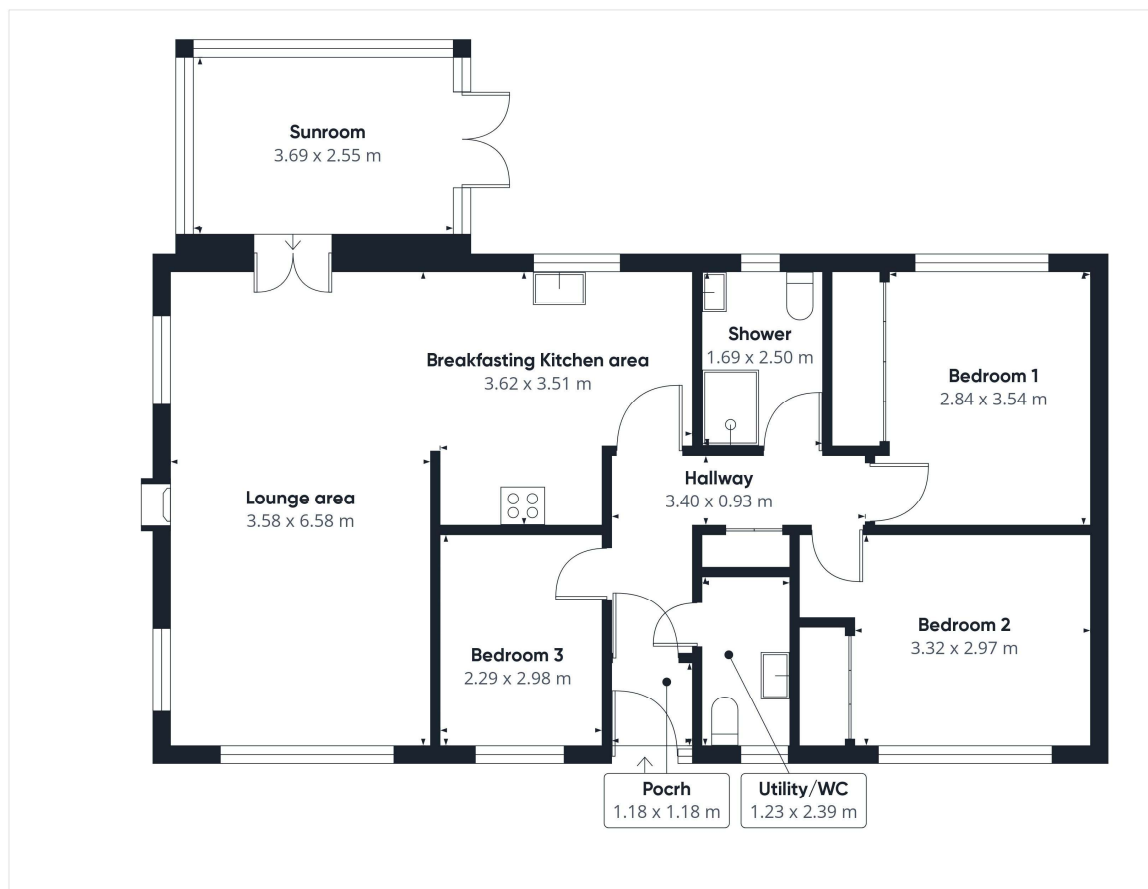
The quiet village of Kilmichael Glassary has a local pub and restaurant called the Horseshoe Inn and a well-respected primary school. Kilmichael Glassary and nearby villages also hold various local events such as a gala days, ceilidhs and motor cross championships. Kilmichael Glassary also has plenty to offer in the way of forest walks with spectacular scenery or you could take your bike a short distance to Achnabreck bike trail. Kilmichael Glassary is situated approximately 5 miles from Lochgilphead, which has lots of amenities such as a Co-op, Tesco express, hospital, dentist, vets, school, local shops, pubs, restaurants and much more. Only two hours from Glasgow airport, and ten minutes from the local town Lochgilphead.

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