



2 Bed Detached Bungalow

Fixed Price: £186,000

4 Barmor View, Kilmartin, by Lochgilphead, PA31 8UN

**** New Fixed Price £14,000 below the home report valuation ****

Delightful modern bungalow with ample driveway parking, situated in the desirable and peaceful village of Kilmartin. The ideal lifestyle blend for those seeking a semi rural abode with scenic views and walks with access to major amenities just a short drive away in Lochgilphead. The village has a primary school, bar/restaurant, church, garage and museum with cafe, transport network to Lochgilphead and Oban. Comprising; Lounge, kitchen/diner, two double bedrooms and a family shower room. The property further benefits from a wood burning stove, partial electric heating, double glazing, loft storage, substantial front and rear gardens with seating and bbq area, log store, timber shed with power, light and heat.

Highspeed broadband, 4G and digital television are available. EPC rating D60 - Council tax band D.




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Entrance

Exterior door with glazed inserts to front porch laminate flooring, pendant lighting, coat hooks and electrical switchboard cupboard. Hallway with storage cupboard (housing hot water tank) linen shelf above, laminate flooring, pendant lighting, loft hatch access and smoke detector.

Lounge 4.45m x 3.47m

Great family space with charming wood burning stove with exposed flue, slate hearth and backing. Window views to the front gardens, laminate flooring, feature pendant lighting, socket points, tv point, smoke detector and carbon monoxide monitor.

Ample space for lounge furniture.

Kitchen/Diner 4.47m x 2.72m

Light and bright with triple window views to the rear garden. Modern white gloss wall and base units with integrated handles, ample contrasting worktops and various storage options throughout. Space and plumbing for white goods, space for a freestanding cooker with extractor hood above. Stainless steel sink with flexible chef's tap, tile effect vinyl flooring, smoke detector, socket points, and dual pendant lights. Triple window views to rear gardens. Ample space for dining table and chairs.

Access door to side of property and rear gardens.

Bedroom One 3.27m x 3.09m

Good sized double bedroom with window views to the front. Inbuilt wardrobe with shelving and clothes rail, ample space for freestanding bedroom furniture, carpeted flooring, socket points and pendant lighting.

Bedroom Two 3.26m x 3.09m

Good sized double bedroom with window views to the rear. Inbuilt wardrobes with mirrored doors, shelving and rail. Ample space for freestanding bedroom furniture, carpeted flooring, socket points, pendant lighting and electric panel heater.

Shower room 2.08m x 1.98m

Modern three piece suite with large walk in glazed enclosure, Mira electric shower, WC, WHB with waterfall mixer tap and vanity storage below. Illuminated wall mounted mirror, wet wall panels, tile effect vinyl flooring, opaque window to rear, toilet tissue holder, heated towel rail, extractor fan and feature spotlight.

Outside space

Off road parking for 2 cars, feature stone walls dividing parking area and enclosed front lawn with palette style veg planters and stunning pink Rhododendron. Gravel paths around the property. Rear garden is spacious with level lawn with bbq and seating area. The rear garden is bound by timber fencing ensuring safety and privacy for all the family and pets. Log store and timber garden shed with power, light and heat included in the sale.

Location

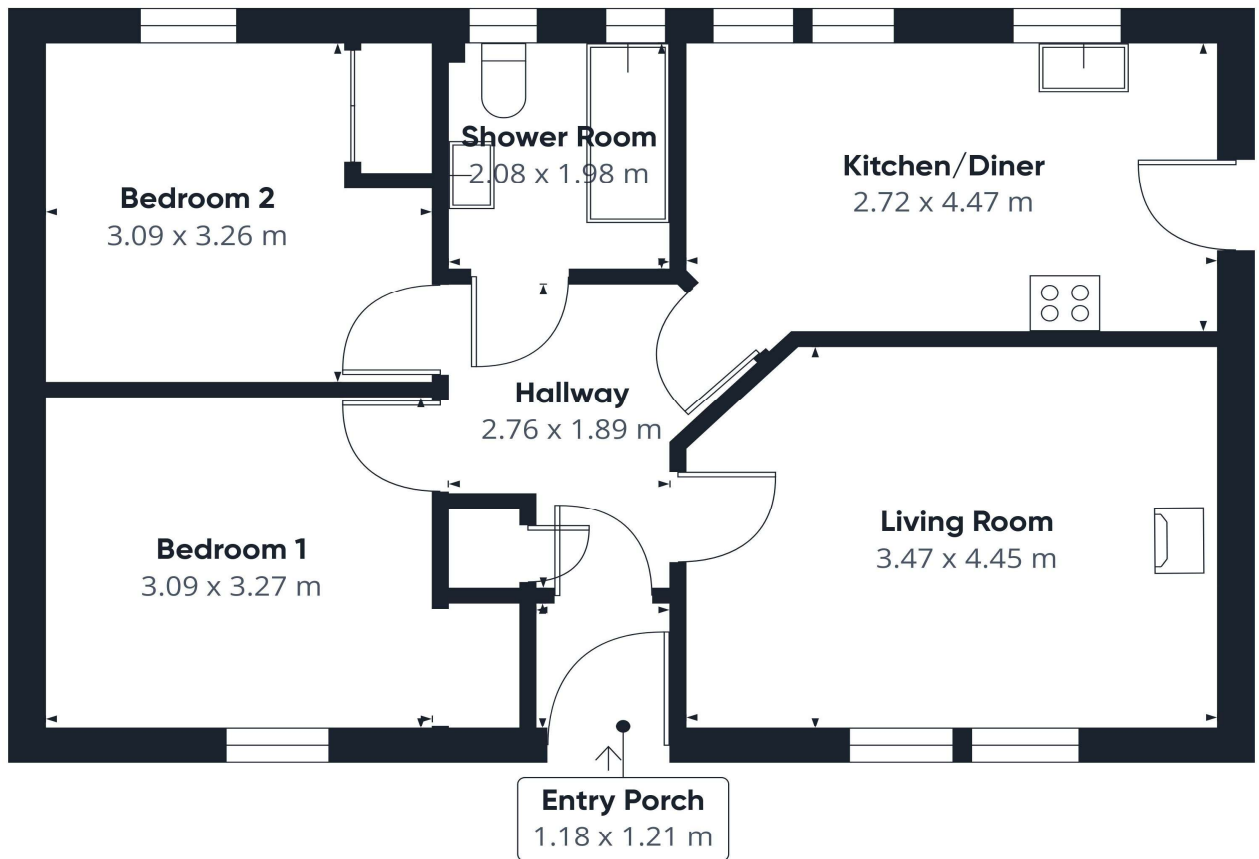
Kilmartin is a small village in Argyll and Bute, western Scotland. It is best known as the centre of Kilmartin Glen, an area with one of the richest concentrations of prehistoric monuments and historical sites in Scotland. It contains over 350 monuments within a 6-mile radius. Kilmartin boasts an award-winning museum and cafe which has a selection of excavated artefacts and information about the history of the village. The village also has a primary school, church, hotel and pub. Lochgilphead is 8 miles south of Kilmartin which has bigger amenities such as numerous cafes, pubs, restaurants, hotels, high school, supermarket, Tesco express, dentist, opticians, vets and many more. Oban to the north is around 40 minutes drive.

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Lochgilphead 01546 607045 or Oban 01631 561130

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