



3 Bedroom Terraced House

Offers Over: £200,000

7 Slockavullin, Kilmartin, by Lochgilphead, Argyll, PA31 8QG

Traditional stone built family home peacefully positioned within the popular hamlet of Slockavullin by Kilmartin. Offering a good size welcoming front garden, countryside surroundings and an array of local wildlife visiting regularly. An idyllic location with just a short 10 minute commute to the mainstream amenities of Lochgilphead with local Kilmartin amenities nearby such as The Kilmartin Hotel, Kilmartin museum with cafe, primary school, village hall, historic standing stones, numerous walking and cycle paths. Comprising; Lounge, kitchen, three double bedrooms, family bathroom and front sunroom/porch. The property further benefits from high ceilings, feature curved wall, off peak electric heating, private driveway with ample space for two vehicles, timber garden shed, greenhouse, rear coal cellar/store, double glazing and plenty storage throughout including walk in loft spaces (one with potential for use as a study). High speed broadband, 4G and digital television are available. EPC rating E53 – Council Tax band D.




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Sunroom/porch 2.98m x 1.91m

Light and bright entrance to sunroom/porch with triple aspect garden views. Ample space for furniture and outdoor clothing/footwear. Exposed stonework, feature spotlighting, socket points and vinyl flooring. Externally timber clad with a tiled roof. Internally insulated with plasterboard finish for all year round use.

Front hallway

Entrance hallway with laminate flooring, pendant lighting, stairs to first floor accommodation and access to kitchen and lounge.

Lounge 4.64m x 3.20m

Great family space with ample room for freestanding lounge furniture and a small table and chairs. Focal point electric fire suite, feature curved wall and window views to the front garden. Laminate flooring, designer pendant lighting, wall mounted lights, socket points, phone point, Sky tv point, alcove shelving, off peak electric storage heater and linked smoke detector.

Kitchen 4.16m x 3.03m

Practical layout with breakfast bar central to the room, dual aspect window views to front gardens and side of the property. Shaker style ivory wall and base units with contrasting beech worktops. Various storage options throughout including wine rack, open display shelving, tea towel holders and glazed display cabinet. Belfast sink with traditional style swan neck mixer tap, space and plumbing for white goods. Extractor hood, multi-coloured tiled splashbacks, tile effect vinyl flooring, alcove shelving, spotlighting, socket points, phone point, off peak electric storage heater, linked smoke and heat detector.

Central hallway 2.67m x 1.04m

Giving access from lounge to bedroom one, bathroom and rear hall. Laminate flooring, pendant lighting and off peak electric storage heater.

Bedroom One 3.77m x 3.37m

Good sized double bedroom on the ground floor with window views to the side of the property. Carpeted flooring, space for freestanding bedroom furniture, pendant lighting, off peak electric storage heater and socket points.

Family bathroom 2.67m x 2.54m

Modern four piece suite with full size bath with handheld shower attachment, large shower enclosure with electric shower and glazed sliding door. WHB and WC vanity unit with ample storage. Non slip flooring, wet wall splashbacks, mosaic tiling to WHB, opaque window to rear, extractor fan, spotlighting, heated towel rail with timer and temperature control

Rear hallway 2.35m x 1.07m

UVPC door with glazed insert, carpeted flooring, pendant lighting, space and coat hooks for outdoor clothing and footwear. Access to communal rear yard and good size stone built coal cellar/store with roof in need of repair.

First Floor

Carpeted staircase with feature spotlighting and timber handrail to first floor landing. Further spotlighting, smoke detector and access to all first floor rooms.

Bedroom Two 4.42m x 2.79m

Good sized double bedroom with window views to the side, carpeted flooring, space for freestanding bedroom furniture, spotlighting, off peak electric storage heater, alcove shelving, and socket points.

Bedroom Three 4.65m x 2.11m

Good sized double bedroom with window views to the front gardens and countryside beyond. Carpeted flooring, space for freestanding bedroom furniture, wallpaper to feature wall with bedside lighting, off peak electric storage heater, spotlighting, socket points. Inbuilt wardrobe and further inbuilt storage cupboard.

Walk-in Storage 3.04m x 1.38m

This space has previously been utilised as a small home office. Carpeted flooring, spotlighting, master phone point, inlet storage space, clothes rail and hatch to eaves storage.

Easy access loft 5.78m x 2.05m (at widest point)

Partially floored, walk in loft space with sloping ceilings, pendant lighting and housing the hot water tank.

Outside space

The property is set in peaceful spot accessed by a short track. Dry stone wall and fenced enclosures to the front. Private gravel driveway with space for two vehicles, timber shed and greenhouse, veg planters to the side, lawn areas with pebble pathways, plentiful established annual flowering shrubs and perennials. Slabbed patio seating area to the front with ample space for outdoor furniture. To the rear of the property there is a communal courtyard with stone built coal cellar/stores one of which belongs to no.7.

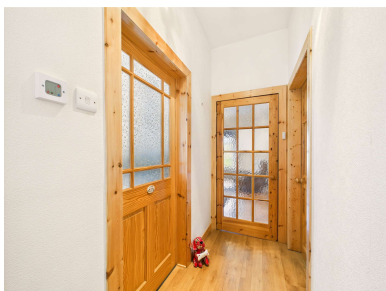
Location

Slockavullin is a small hamlet just a short 2-mile drive away from the historic village of Kilmartin. 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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