



## 7 Bed Terraced House

Guide Price: **£375,000**

Rosebank, Kilmartin, by Lochgilphead, Argyll, PA31 8RQ

Rosebank presents as a truly versatile and charming stone-built family home, beautifully combining modern conveniences with original period features. Built around 1870, this well maintained mid-terraced property offers a unique living experience for a large family or income opportunity with an attached annex and an adjoining cottage, both equipped with their own kitchen, shower room, and bedroom. Central village location with scenic Kilmartin Glen views. Standout features of the property include high ceilings with intricate cornicing, ornate staircase and fireplaces, blending historical elegance with contemporary comforts, such as recently upgraded kitchens and bathrooms. With 340sq meters of flexible living spaces, the layout can adapt to various needs making it ideal for extended family life or income opportunities. Collectively comprising; Three lounges, three kitchens, seven double bedrooms, two ensuite shower rooms, one ensuite bathroom, family shower room and study spaces. The property benefits from recent double glazing, oil central heating with recent boiler, private courtyard parking, stone outbuildings, integral garage/workshop with plumbing and power, enclosed front gardens with veg patch and patio seating area. Highspeed broadband, 4G and digital television are available.

EPC rating E45 - Council Tax Band F.



  
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Main entrance Vestibule 3.48m x 2.09m  
Timber entry door to pretty entrance vestibule with curved wall, window view to front, timber effect vinyl flooring, decorative corning, pendant lighting, coat hooks and space for furniture. Access to Annex and inner hallway.

Inner Hallway 5.10m x 2.33m  
The main feature has to be the inviting staircase to the first floor landing with its impressive timber balustrade. Carpeted flooring, central heating radiator, wall panelling, feature pendant chandelier, socket points and storage cupboard with shelving.

Lounge/Diner 5.02m x 4.17m  
Welcoming family room with dual windows to the front. Exposed wooden floorboards, space for lounge and dining furniture. Ornate fireplace (potential to be reinstated) with space for feature electric fire. Two inbuilt cupboards, pendant lighting and three central heating radiators.

Breakfasting Kitchen 4.48m x 2.51m  
Modern wall and base units with plenty of storage options and worktop space. Window views to the rear courtyard. Stainless steel sink with mixer tap, space and plumbing for white goods, extractor hood, tiled splashbacks, pendant lighting, laminate flooring, space for table and chairs. Large inbuilt pantry cupboard with light and shelving.

First Floor hallway 3.40m x 2.31m  
Inviting original staircase (carpeted to first floor). Mid level snug/storage area. First floor landing has impressive stained-glass effect domes above in Rose design complimented by intricate corning and the high ceilings. There are two walk in storage cupboards ideal for household linen or general storage, two large central heating radiator, pendant lighting, socket points and space for hallway furniture.

Bedroom One 5.10 x 4.15m  
Natural light from the dual windows to the front and glen views beyond. Large double bedroom that could be utilised as a 2nd formal sitting room if desired. Original fireplace (potential to be reinstated), space for freestanding furniture, carpeted flooring, central heating radiator, feature pendant lighting, tv and socket points.

Bedroom Two 4.28m x 3.68m  
Good sized double bedroom with elevated window view to the front and a rural backdrop. Space for freestanding bedroom furniture, central heating radiator, pendant lighting, carpeted flooring and socket points.

Bedroom Three 3.67m x 3.29m  
Good sized double bedroom with ensuite facilities and elevated window view to the front. Space for freestanding bedroom furniture, central heating radiator, decorative corning, pendant lighting, carpeted flooring and socket points.

Ensuite Shower Room 2.02m x 1.03m  
Recently installed three piece suite with thermostatic shower enclosure, WHB and WC. Marble effect wet wall splashbacks and wall tiling. Wall mounted towel holder, mirror and toothbrush holder. Opaque window to rear, laminate flooring, extractor fan and spotlight.

Bedroom Four 4.01m x 3.88m  
Good sized double bedroom with ensuite facilities and window view to the side. Decorative corning, space for freestanding bedroom furniture, central heating radiator, pendant lighting, carpeted flooring and socket points.

Ensuite Bathroom 2.39m x 1.69m  
Contemporary three piece suite with curved bath, inbuilt vanity unit with WHB and WC with concealed cistern. Designer wall tiling in neutral stone, heated towel rail, wall mounted towel holder. Laminate flooring, extractor fan and spotlighting.

Bedroom Five 4.31m x 2.46m  
Double bedroom with double inbuilt wardrobes. Elevated window views to rear courtyard and country scenes beyond. Laminate flooring, central heating radiator, pendant light and socket points. Space for freestanding furniture.

Family Shower Room 2.37m x 1.84m  
Contemporary three piece suite with glazed walk in thermostatic shower enclosure, inbuilt vanity unit with WHB and WC with concealed cistern. Marble effect wall tiling and wet wall splashbacks. Heated towel rail, laminate flooring, extractor fan and spotlighting. Semi opaque window to rear.

Annex (accessed from main house Vestibule or rear Courtyard)

Annex Lounge 5.17m x 4.43m  
Dual aspect windows to the front and rear with carpeted staircase to annex bedroom. Space for freestanding lounge furniture, laminate flooring, inbuilt book shelving with cupboards beneath, understairs cupboard, space for feature electric fireplace, central heating radiator, pendant lighting and socket points.

Annex attic Bedroom 4.39m x 4.37m  
Carpeted stairs to double bedroom with space for freestanding furniture, laminate flooring, pendant lighting and socket points. Window views to rear courtyard and countryside beyond. Central heating radiator and electric panel heater.

Annex Hallway 2.76m x 0.96m  
Rear access door from courtyard or from lounge. Wall mounted central heating rail heater, laminate flooring, pendant light and stairs to attic study.

Annex Kitchen 2.97m x 1.85m  
Recent matching wall and base units with ample storage options and worktop space. Window views to front gardens and hillside beyond. Stainless steel sink with mixer tap, space for white goods, modern extractor hood, textures stone wall tiling, spotlighting, socket points and laminate flooring.

Annex Shower Room 2.36m x 1.18m  
Recent three piece suite with thermostatic shower enclosure, inbuilt WHB with vanity storage and WC. Moroccan style tiling, heated towel rail, toilet tissue holder, opaque window to rear, laminate flooring, extractor fan and pendant lighting.

Annex Attic Study 3.68m x 2.97m  
Accessed by a fixed timber ladder, this light and bright space could make an ideal study or additional bedroom if required. Velux to rear, fireplace, laminate flooring and wall lighting.

Cottage (attached with private access from front gardens)

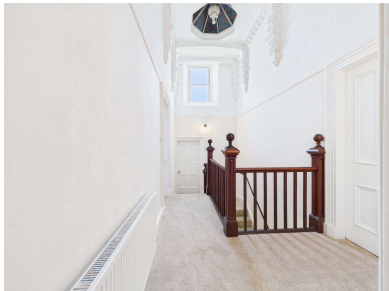
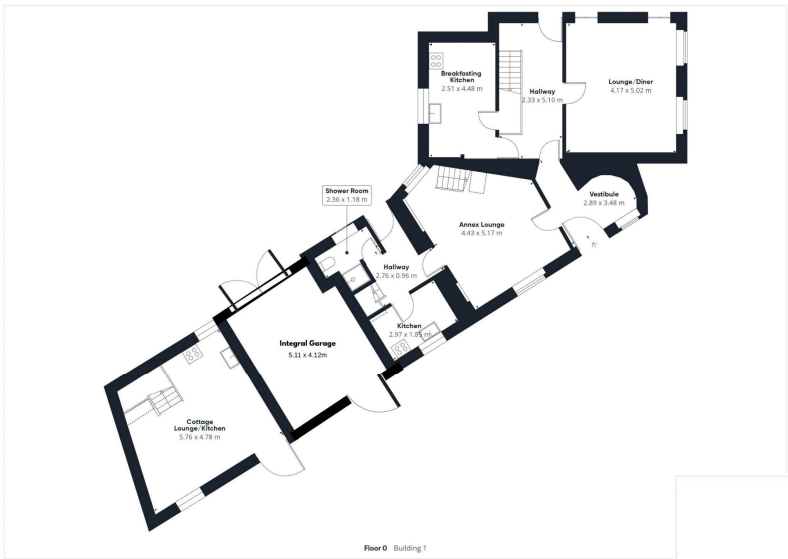
Cottage Lounge/Kitchen 5.76m x 4.78m  
Open plan welcoming room with front garden access and dual aspect window views to front and rear. Kitchen is modern with matching wall and base units and ample worktops. Space for white goods, inbuilt 4 zone hob, mid level oven/grill and microwave. Extractor fan, stainless steel sink with swan neck mixer tap, pendant/spot lighting and laminate flooring. Lounge area is carpeted with space for furniture, feature pendant lighting, tv point and socket points. Carpeted staircase with wooden balustrade to upper bedroom.

Cottage Bedroom 6.46m x 3.58m  
Attic room with dressing area and access to ensuite shower room. Velux to front with glen views, inbuilt cupboard, carpeted flooring, spotlighting, socket points, eves storage cupboard and space for freestanding furniture. Dressing area is carpeted with dual Velux to the rear. Space for furniture and storage items, eves cupboard and spotlighting.

Ensuite Shower Room 2.67m x 1.78m  
Three piece suite with thermostatic shower enclosure, avocado WHB and WC. Tiled splashbacks, Velux to front with elevated rural views, laminate flooring, extractor fan and flush ceiling light, and eves cupboard.

Outside  
The rear courtyard is accessed through a side lane from the main road passing the property. Off road parking for 2/3 vehicles, stone outbuildings with 4 separate storage spaces with power and light. Concrete base and tiled roof. Outside tap and small outdoor seating area for Annex. Integral single garage/workshop accessed from courtyard by double doors or pedestrian PVC door to front garden. The workshop has a concrete base, power, lighting and plumbing for white goods. Front gardens are accessible through a wooden gate and are enclosed with fencing and hedging. Lawn area with many surrounding annual flowering perennials such as clematis, mombretia, honeysuckle and there are apple and pear trees in addition. There are numerous raised beds for veg plantation. Stone chipped borders with Roses and climbers are eye catching features and the pathways are laid to slabs.





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