

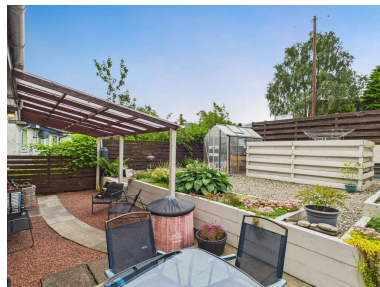


3 Bedroom Semi Detached

Guide Price: £180,000

32 Glenview, Dalmally, Argyll, PA33 1BE

Extended family home with flexible layout, central heating and off road parking. Glenview is located in the main residential area of the village with nearby local shop, community hall, doctors, pharmacy, primary school and playpark. 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. Comprising; Living room, kitchen semi open plan to dining area and 2nd lounge, 3 double bedrooms, a box room and family bathroom. The property further benefits from double glazing, patio doors to covered seating area, wood burning stove, LPG central heating and hot water system, good sized front and rear gardens with stores and greenhouse. Highspeed broadband, 4G and digital television are available. EPC rating E43 - Council Tax band C.




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Entrance

Entry door to porch with space for coat-hooks and outdoor footwear. Ceramic tile flooring, side window and flush ceiling light. Inner hallway with oak effect laminate flooring, window to the front, stairs to first floor, central heating radiator, smoke detector, phone point, socket point and spotlighting.

Living Room 5.60m x 2.97m

Good sized family room with dual aspect views to the front and rear with glazed door access to rear patio. Woodwarm wood burning stove is the focal point of this lovely room with feature wallpaper and oak mantle. Plenty of room for freestanding furniture, central heating radiator, tv point, socket points, carpeted flooring, spotlighting and smoke detector.

Kitchen (semi open plan to lounge/diner) 2.80m x 2.60m

Recently installed modern kitchen with white cabinets with contrasting worktops, wall shelving and window views to rear gardens. This space is semi open plan to the dining area. Electric range cooker with double oven, grill and 5 zone induction hob. Ample socket points (inc USB), extractor fan, stainless steel sink with swan neck tap. Space and plumbing for white goods. Sliding door access to utility and storage area.

Utility 3.40m x 0.96m

Utility space with pantry shelving, space and plumbing for white goods, oak effect laminate flooring, spotlighting and housing the LPG boiler.

Dining area and 2nd Lounge 6.22m x 2.28m

Open plan family room. Accessed from the kitchen or rear gardens the dining area has space for large table and chairs, oak effect laminate flooring, central heating radiator, spotlighting. Open plan with feature larch beam to 2nd lounge area with matching flooring, window views to the front, central heating radiator, socket points, room for freestanding furniture, tv point and spotlighting.

Shower Room 1.94m x 1.73m

Recently installed shower room with walk-in, thermostatic shower enclosure, WHB and WC. Tiled splashbacks, vertical central heating radiator, spotlight, extractor fan and space for vanity furniture.

First floor

Carpeted staircase to first floor landing with loft hatch access, eaves storage cupboard, socket points, carpeted flooring and Velux window to the rear.

Bedroom One 3.72m x 3.03m

Good size double bedroom with mountain views to the front, carpeted flooring, spotlighting, central heating radiator and socket points. Space for freestanding furniture.

Bedroom Two 3.78m x 2.80m

Double bedroom with mountain views to the front, carpeted flooring, inbuilt cupboard, central heating radiator, pendant lighting and socket points. Room for freestanding furniture.

Bedroom Three 5.00m x 3.17m

Large double bedroom with elevated mountain views to the front and Velux to the rear. Carpeted flooring, inbuilt vanity station, inbuilt eaves cupboard, central heating radiator, pendant lighting and socket points. Room for freestanding furniture.

Boxroom 2.02m x 1.64m

Similar properties have converted this space to a 2nd bathroom or used as a home office if required. Laminate flooring, Velux to rear, pendant lighting and socket points.

Outside

Enclosed front garden mainly laid to lawn, private driveway with space for two vehicles, slabbed pathways, timber shed and log store. Slabbed pathway to side leading to easily maintained rear gardens. A mixture of stone chips and stone paths with a patio seating area to enjoy the surroundings. At the dining area door a covered seating area is a welcome spot to relax in. Raised beds with Hosta's, Lavender, Fern and other flowering perennials. Small veg patch, water butt, outside tap, whirligig and greenhouse.

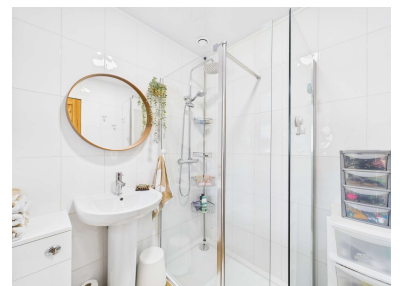
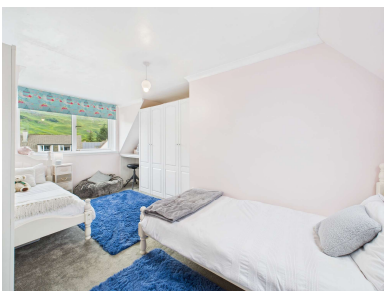
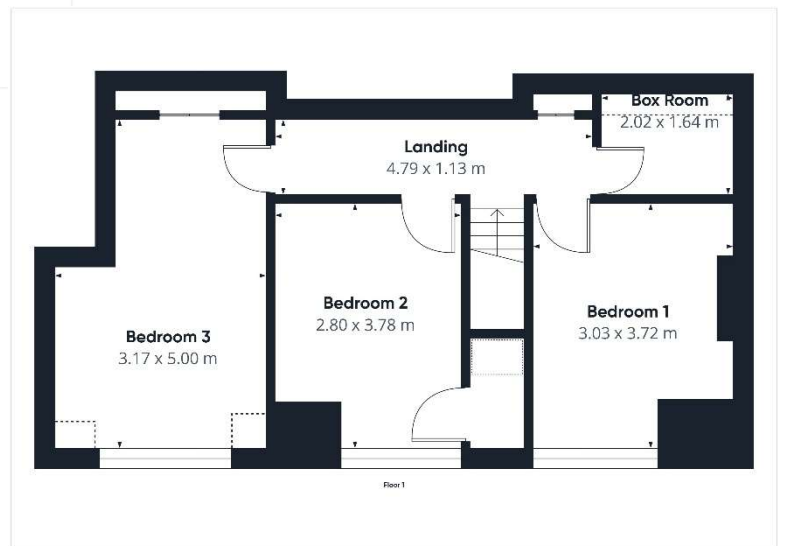
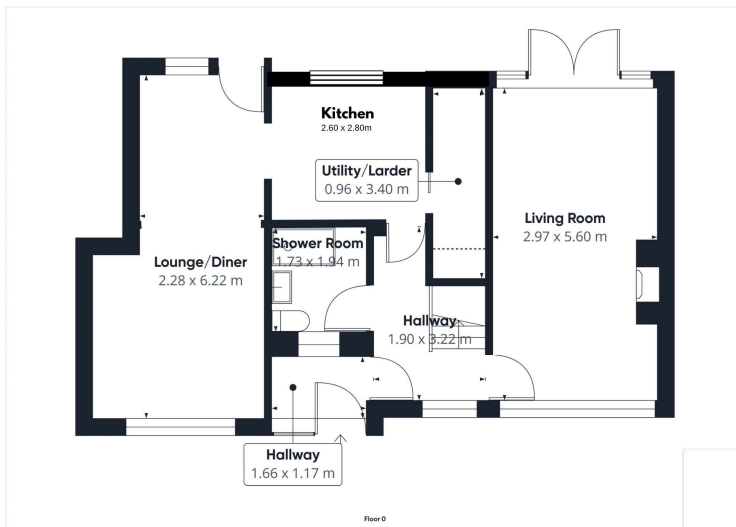
Location

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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