

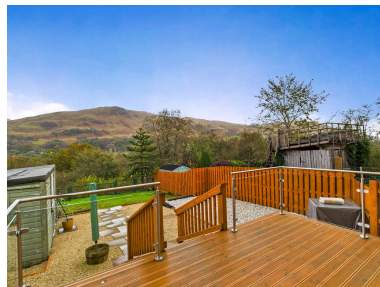


4 Bed Detached House

Guide Price: £265,000

Ardbrae, Dalmally, Argyll, PA33 1AA

Set in the picturesque village of Dalmally, Argyll, this beautifully presented detached family home enjoys stunning views of Ben Cruachan and combines modern comfort with peaceful semi-rural living. The spacious open-plan kitchen, dining and living area is the heart of the home, featuring two sets of patio doors that open onto a raised deck, perfect for outdoor dining or relaxing. Completing the ground floor there is a good size double bedroom/2nd lounge and shower room with stairs leading to the first floor providing a master bedroom with ensuite, two additional double bedrooms, a stylish family bathroom. The property benefits from LPG central heating and double glazing. Outside, the private rear garden offers a tranquil space with a decked seating area and garden shed. Ideally located within walking distance to the local train station church, primary school, shop, doctor's surgery and community hall, making it an ideal choice for families seeking comfort, convenience, and countryside charm. EPC rating E54 - Council Tax Band E.




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Entrance Hallway

A welcoming entrance hallway featuring a UPVC door with opaque glazed inserts, providing natural light while maintaining privacy. There is ample space for occasional furniture, complemented by laminate flooring and a central heating radiator. Pendant lighting enhances the bright feel, while an under-stairs storage area and carpeted staircase with timber balustrade to the first floor.

Open Plan Kitchen - Dining -Living Area

A bright, spacious, and versatile room with two sets double patio doors opening onto the raised front decking, offering superb views of Ben Cruachan and surrounding countryside. The space provides ample room for dining and lounge furniture, making it ideal for family living or entertaining. The kitchen is fitted with matching wall and base units, electric double oven, gas hob with extractor hood above, contrasting worktops, tiled splashbacks, and a stainless-steel sink, with space and plumbing for white goods and an American-style fridge freezer. The central island with bar stool seating adds to its functionality. The room features laminate flooring throughout, two central heating radiators, and a mix of pendant and spot lighting. An exterior door from the rear of the kitchen leads to the side of the property.

Bedroom /2nd Lounge

A bright and comfortable bedroom, currently used as a second lounge area with a large front-facing window and ample space for freestanding furniture. The room is carpeted throughout and features a central heating radiator, TV point, and feature pendant lighting.

Ground Floor Shower Room

A stylish and contemporary ground-floor shower room featuring a large walk-in thermostatic shower with sliding door, modern WC, and wash hand basin with vanity storage. The room is finished with vinyl flooring and wet wall panels, complemented by spotlighting. Additional features include a heated towel rail, extractor fan, and an opaque window.

First Floor

A carpeted staircase with a timber balustrade leads to the bright first-floor landing, which is also carpeted and features pendant lighting and loft access.

Master Bedroom One

A spacious dual-aspect master bedroom with windows to the front and rear offering beautiful, elevated mountain and garden views, along with an additional side window for extra light. The room is carpeted throughout and provides ample space for bedroom furniture, featuring dual pendant lighting and a large central heating radiator. The master bedroom also benefits from access to a private ensuite wet room.

Ensuite Wet Room

A stylish, contemporary wet-room-style ensuite featuring a large walk-in shower enclosure with a fixed glazed screen and thermostatic shower. The room is finished with full wall tiling and non-slip flooring, complemented by a modern wash hand basin and WC. An opaque window provides natural light, while spot lighting, an extractor fan, and a central heating radiator complete this well-appointed space.

Bedroom Two

A bright and versatile room with a front-facing window providing pleasant views. The space comfortably accommodates a double bed and features a unique handcrafted wooden single bed built above, offering flexible sleeping or storage options for family visitors. The room also benefits from a built-in wardrobe, providing convenient storage. Finished with carpeted flooring, a central heating radiator, and pendant lighting, this is a light and welcoming space.

Bedroom Three

A generously sized double bedroom with a rear-facing window offering elevated views over the garden and towards the surrounding mountains. The room provides ample space for bedroom furniture and benefits from excellent built-in storage, including a fitted wardrobe and additional custom-built wardrobe and drawer units. Finished with twin pendant lighting and a central heating radiator, this is a bright and well-appointed bedroom.

Family Bathroom

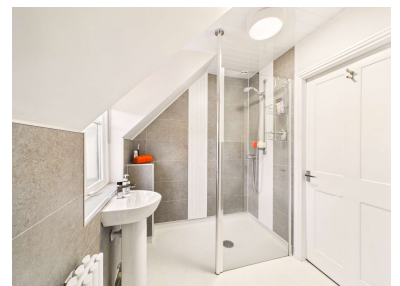
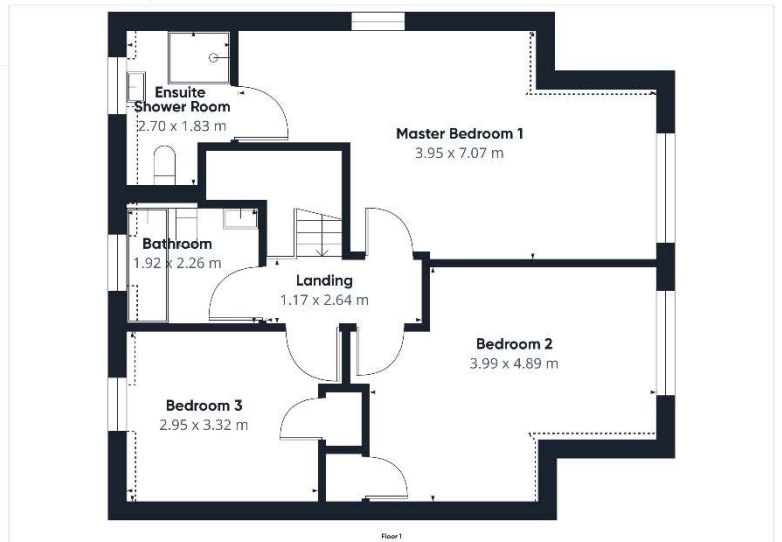
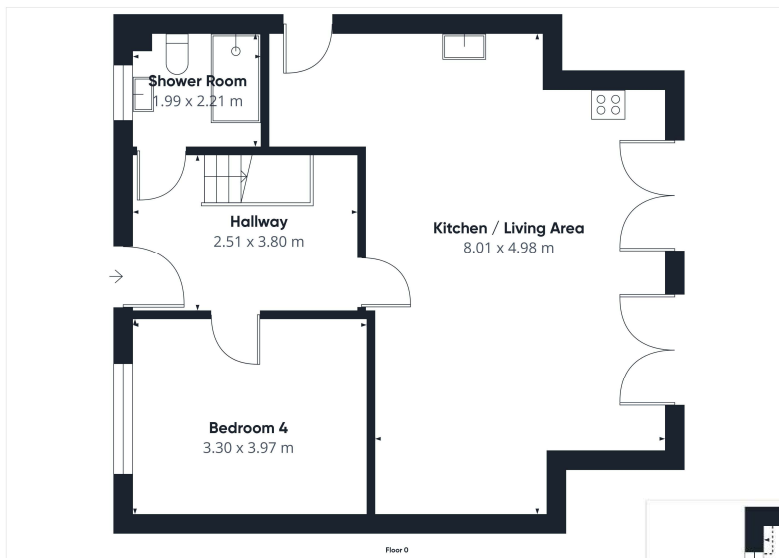
Located on the first floor, the family bathroom includes a full-sized bath, WC, and wash hand basin with a useful vanity shelf. The room is finished with tiled walls and flooring and features an opaque front-facing window, spotlighting, and an extractor fan.

Grounds

The property enjoys a lovely setting with a private rear garden offering a peaceful outdoor space to relax and unwind. A raised deck with storage underneath provides an ideal spot for outdoor seating or dining while enjoying the surrounding views. The garden also includes a useful shed, perfect for storage or hobbies. Adjacent to the house is a shared gravel driveway leading to the rear garden where an off road parking or boat storage space could be created if required. To the front of the property, there is convenient parking space on the quiet village road. The home benefits from excellent transport links, while the village amenities, including a primary school, doctor's surgery, shop, and community hall are all within easy reach.

Location

Situated in the picturesque village of Dalmally, Argyll, this property enjoys an ideal balance of rural tranquility and accessibility. The village benefits from its own railway station on the Oban to Glasgow line, providing excellent transport links, along with regular local bus services. Everyday amenities include a village store, and doctor's surgery, while dining and socialising can be enjoyed at the popular Ben Cruachan Inn. Located nearby Dalmally Primary School serves the local community, with secondary education available in nearby Oban, approximately 25 miles away. The surrounding area offers a wealth of outdoor pursuits, from walking and cycling to fishing and exploring the scenic landscapes of Argyll, with Inveraray and Oban both within easy reach for a wider range of shops, restaurants, and leisure facilities.



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