



3 Bed Detached Bungalow

Guide Price: £270,000

Calton Duin, Slockavullin, Kilmartin, Argyll, PAPA31 8QG

Recently renovated and upgraded detached cottage, set in a peaceful hamlet surrounded by countryside and an abundance of wildlife, combining rural charm with modern comfort. This extended cottage features an attractive blend of original stonework and render, giving the exterior character and street appeal. Inside, the home offers a spacious lounge with a welcoming wood-burning stove and patio doors opening onto a private walled garden, a well-proportioned dining kitchen, a main bedroom with a contemporary en-suite shower room, two further double bedrooms, and a modern family bathroom with underfloor heating, featuring a roll top bath. Solar PV panels with battery storage and off-peak electric heating are welcome additions to the property. The cottage provides a tranquil semi-rural lifestyle within easy reach of the historic village of Kilmartin which has a primary school, pub, village hall church and museum with café.

Located on the edge of Kilmartin Glen with historic standing stone and country walks nearby. Further education, hospitals and mainstream amenities are available at Lochgilphead (approx 10 miles) and Oban (approx 30 miles). Highspeed broadband, 4G and digital television are available at the cottage. EPC rating D66 - Council Tax Band D.




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Entrance

A timber entrance door leads into this bright and welcoming hallway, which is filled with natural light from three windows overlooking the walled garden, including one full-height window. The space is finished with engineered oak flooring, a pendant light and a wall-mounted electric panel heater providing warmth. A loft hatch offers access to additional storage, while an in-built cupboard houses the solar panel battery. The hallway sets the tone for the home, balancing functionality with airy, light-filled appeal.

Lounge 5.46m x 5.22m

This spacious lounge is filled with natural light from two rear windows, a full-height window and patio doors opening directly to the walled garden. A welcoming wood-burning stove with a wall-mounted TV point above is the focal point of this cosy room. Engineered oak flooring, off-peak electric storage heaters, feature pendant lighting and wall lighting while in-built book shelving provides practical storage. The generous proportions allow for a variety of furniture arrangements while flowing naturally into the dining kitchen and garden.

Dining kitchen 5.12m x 3.33m

Recently installed shaker style wall and base units, contrasting worktops and ample space for family dining. A bright, versatile space with patio doors leading out to the private walled garden. Feature pendant lighting over the dining space, while the kitchen area is illuminated with spotlights. Integrated appliances include a dishwasher, mid-level oven and grill, a four-zone induction hob with extractor hood above. Engineered oak flooring, space and plumbing for a washing machine, tumble dryer and fridge-freezer. Original loft hatch access.

Bedroom one 2.85m x 2.61m

Double bedroom with en suite facilities and a window overlooking the hillside. There is ample space for a double bed and additional furniture. The room benefits from downlights, reading lights, stylish electric wall-mounted vertical radiator, engineered oak flooring and pendant lighting.

En suite 2.61m x 1.03m

This compact yet highly functional en-suite features a walk-in shower enclosure with a bi-folding glazed door, an electric shower unit with rainfall and handheld shower attachments. Wet wall panels, tiled flooring and ceiling spotlights enhance the modern feel. Additional features include a modern WC, compact wash-hand basin with vanity storage below, a heated towel rail, an illuminated wall-mounted mirror, PVC ceiling and an extractor fan.

Bedroom two 2.93m x 2.61m

Double bedroom with window overlooking the hillside. Engineered oak flooring, feature spotlighting and electric wall-mounted vertical radiator finished in grey. Inbuilt wardrobe, ample space for a double bed and additional furniture provide excellent storage options.

Bedroom three 3.59mx 2.91m

This spacious third bedroom offers room for a king size bed and additional furniture, with a window overlooking the private walled garden. It has engineered oak flooring, feature pendant light, a wall-mounted electric heater, and double in-built wardrobes, providing both comfort and storage.

Family bathroom 2.60mx 1.82m

The generously proportioned family bathroom featuring a modern four-piece suite comprising a roll-top bath, WC, wash-hand basin, and an electric shower enclosure with rainfall and handheld shower heads. The room has tiled flooring with underfloor heating and partial wall tiling to dado height, an opaque window to the side, a wall-mounted mirrored vanity cabinet, electric heated towel rail and extractor fan.

Outdoor space

The walled garden is enclosed by traditional stone walls and providing a safe haven from kids and pets with rural backdrop and access to the cottage lounge and kitchen. At its centre, a seating area offers a peaceful spot to relax, surrounded by established borders with shrubs and seasonal flowering plants such as Astilbes and roses. Trellises along the sides of the property invite climbers and flowering plants to flourish, adding charm throughout the seasons. Mature trees enhance the sense of tranquillity, and the garden attracts a variety of local wildlife and visiting birds. Parking is provided at the side on a shared area with neighbours. To the front there is a lawn area with a metal garden shed, and log storage, combining practicality with an inviting outdoor space for a peaceful rural life.

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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