



3 Bed Detached House

Fixed Price: **£349,950**

2 Sutherland's Rise, Barcaldine, Argyll, PA37 1AY

Beautifully finished new build providing a turnkey family home completed to a high specification with flooring fitted throughout.

Peaceful rural surroundings, with an excellent range of energy efficient features. Designed with sustainability in mind, the property benefits from an air source heating and hot water system, high insulation levels, EV charging point and high performance glazing and exterior doors. The accommodation is well arranged for modern family living, with the ground floor offering an open plan lounge to a spacious dining kitchen with French doors to the garden, utility room located off the kitchen, bedroom/home office and WC. The first floor provides a spacious master bedroom with dressing area and ensuite shower room, two further double bedrooms and a family bathroom. Excellent access to outdoor pursuits including Tralee Bay, Loch Creran, cycle routes and forest walks. Further benefits include a private gravel driveway for up to 4 vehicles, lawned gardens, fencing, modern finishes throughout, loft space, oak internal doors, individual room thermostatic controls and linked smoke detectors.

Fibre broadband, 4G and digital television are available at the property. Council Tax band F - EPC rating B.




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Entrance Hallway 4.65m x 1.94 / 1.95m x 1.70m

Multi-lock entry door with glazed panel to the side, leading to a bright and welcoming hallway with access to ground floor accommodation. Carpeted staircase to the first floor, storage cupboard, small storage cupboard under the stairs, oak effect laminate flooring, spotlighting and central heating radiator.

Open Plan Lounge/Dining/Kitchen Area

Lounge Area 4.79m x 3.19m

Spacious, bright and inviting open plan living area benefiting from dual aspect natural light via front facing windows and glazed doors to the rear. Partial loch views can be enjoyed in the distance. Ample space for lounge furniture, with oak effect laminate flooring, central heating radiator, spotlighting, sockets and TV point.

Kitchen/Dining Area 8.26m x 2.68m

Contemporary and well designed layout with ample room for dining furniture and a breakfast bar with space for bar stools. Direct access to the rear patio and garden via French doors. Modern wall and base units finished in aqua marine with integrated handles. Offering a variety of storage solutions with under unit lighting and ample worktop space. Integrated appliances include dishwasher, oven/grill and hob with extractor hood above. Composite sink with swan neck tap, window to the rear, designated space for a fridge freezer oak effect laminate flooring, spotlighting, radiators and sockets. Access to utility and hallway.

Utility 1.82m x 1.70m

Handily located off the kitchen with side door garden access. Fitted with matching base unit and worktop, stainless steel sink, space and plumbing for white goods. Oak effect laminate flooring, spotlighting, central heating radiator and sockets.

Home Office/Bedroom Four 2.84m x 2.71m

Ground floor home office or 4th bedroom if required, with window to the front, space for freestanding furniture, carpeted flooring, TV point, sockets, spotlighting and central heating radiator.

WC 1.92m x 1.83m

Two-piece suite comprising wash hand basin and WC. Vinyl flooring, heated towel rail, spotlighting and extractor fan. Pipework nearby to convert to a compact wet room if desired.

First Floor Landing 2.43m x 2.17m

Carpeted staircase leading to landing area with loft hatch and a large storage cupboard.

Master Bedroom One 3.36m x 3.31m / 2.85m x 1.53m

Spacious principal bedroom with elevated outlook and partial loch views. Includes a dedicated dressing area with inbuilt wardrobes and access to a private ensuite shower room. Space for freestanding furniture, carpeted flooring, sockets, central heating radiator and spotlighting.

Ensuite Shower Room 2.36m x 1.68m

Modern three-piece suite comprising thermostatic shower enclosure with rainfall and handheld fittings, wash hand basin with vanity storage and concealed cistern WC. Tiled splashbacks, opaque window, vinyl flooring, heated towel rail, spotlighting and extractor fan.

Bedroom Two 4.11m x 2.95m

Generous double bedroom with partial loch views to the front. Inbuilt wardrobes, space for freestanding furniture, carpeted flooring, sockets, spotlighting and central heating radiator.

Bedroom Three 3.49m x 2.97m

Good sized double bedroom with views to the rear, inbuilt wardrobes, space for freestanding furniture, carpeted flooring, sockets, spotlighting and central heating radiator.

Family Bathroom 2.64m x 1.86m

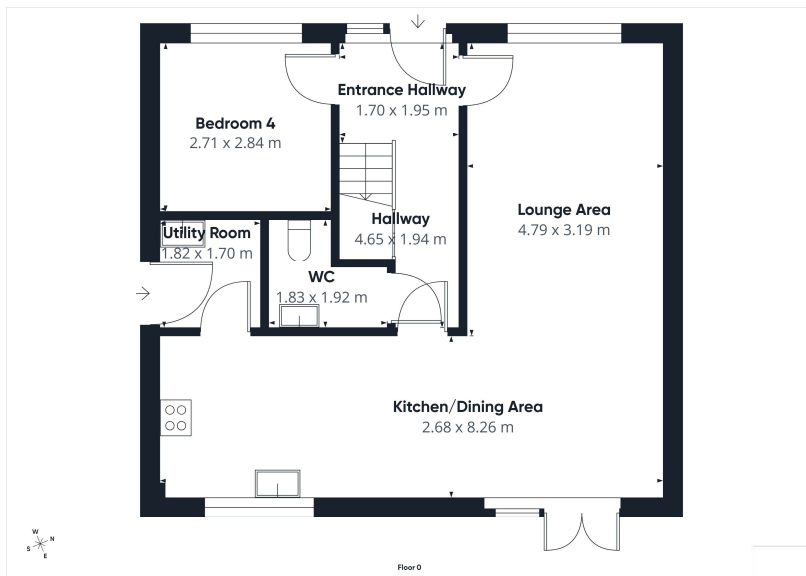
Modern three-piece suite including full size bath with overhead thermostatic shower, vanity unit with wash hand basin and concealed cistern WC. Tiled splashbacks, opaque window, vinyl flooring, heated towel rail, spotlighting and extractor fan.

Grounds

Easily maintained gardens primarily laid to lawn, offering excellent scope for further landscaping and planting. The setting attracts a variety of local wildlife including birds and red squirrels. Gravel driveway provides private parking for up to 4 cars and includes an EV charging point. The rear garden is enclosed with timber fencing and a pedestrian gate, creating a secure environment for children and pets. Pathways lead around the property to a rear patio area, with outside tap and heat pump located near the utility entrance. Please note the rear garden is due to be turfed soon.

Location

The village of Barcaldine is situated 11 miles north of Oban and 32 miles south of Fort William on the A828. The famous Barcaldine Castle sits 2.5 miles from the village. The area also boasts wonderful cycle paths, country walks and extensive recreational forest literally on your doorstep. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.



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