

DAWSONS



**MIABANK
DALMALLY, ARGYLL, PA33 1AE**

An Attractively Presented One And A Half Storey Detached Home
Situated In A Group Of Similar Properties On The Fringe Of This Picturesque
Rural Village And Within Walking Distance Of The Train Station

Porch : Hall : Sitting Room : Kitchen/Dining Room : Utility Room
Principal Bedroom With En-Suite Shower Room
3 Further Bedrooms : Bathroom : Shower Room

Easily Managed Established Garden
With Delightful Patio Area

Guide Price £340,000

Independent Estate Agents of Argyll and the West Highlands



The village of **Dalmally** is situated in a delightful rural area of outstanding natural beauty, steeped in history with an abundance of flora and fauna and abounding with outdoor sporting and leisure facilities with plenty of opportunities for hill walking and fishing. Village amenities include a well stocked general store/grocers, pharmacy, doctors' surgery and primary school. There is also a popular 9-hole golf course and a community hall offering many social events and activities. The railway station at Dalmally offers excellent travel links being on the main Oban-Glasgow line and there is a Sleeper service to London from Tyndrum about 9 miles away. The nearby village of **Lochawe** also has a general store with post office, railway station and an inn with pub and restaurant. The principal West Highland town of Oban, known as the Gateway to the Isles, is about 25 miles away, and has an expanding port serving the Hebridean Islands as well as good rail/bus links to major Scottish cities. The busy town has an extensive range of shops, restaurants and bars, a leisure centre with swimming pool, a hospital and secondary education at Oban High School.

Miabank is an attractively presented one and a half storey detached home which has been extremely well maintained by the current owners, and is pleasantly situated in a group of similar properties on the fringe of this picturesque rural village, with the convenience of the train station within a short walking distance. The accommodation benefits from four bedrooms with one on the ground floor, together with the shower room, whilst the principal bedroom has an en-suite shower room and fitted wardrobes. A particular feature of note is the well fitted kitchen with dining area which has direct access to the bright and sunny paved patio. In addition the property benefits from excellent storage and an oil-fired heating system augmented by a gas fire in the sitting room, all adding to the amenity of this fine home.

DETAILS OF ACCOMMODATION

Porch: 1.74m x 1.18m, external door to front with glazed panel, recessed ceiling light, wood effect laminate flooring, glazed door to **Hall** with storage cupboard, recessed ceiling lights, fitted carpet.

Sitting Room: 5.24m x 3.56m, windows to front, stove effect gas fire on polished slate hearth with wood surround, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen/Dining Room: 6.96m x 2.97m, French doors to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, larder cupboard, stainless steel sink with drainer, Smeg range cooker with gas hob and electric oven, with Smeg extractor chimney over and stainless steel splash panel, integrated dishwasher, double door fridge/freezer, wall tiling, understair cupboard, central heating radiator, ceiling light fittings, slate effect laminate flooring.

Utility Room: 2.97m x 1.86m, external door to rear with glazed panel, window to side, stainless steel sink with drainer and cupboard below, Miele washer/dryer, oil-fired central heating boiler, wall tiling, extractor fan, clothes pulley, ceiling light fitting, slate effect laminate flooring.





Bedroom 1: 3.41m x 3.08m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 2.12m x 1.74m, window to side, shower enclosure with wall tiling, electric shower unit and glazed door, wc, whb, central heating radiator, extractor fan, recessed ceiling lights, slate effect laminate flooring.

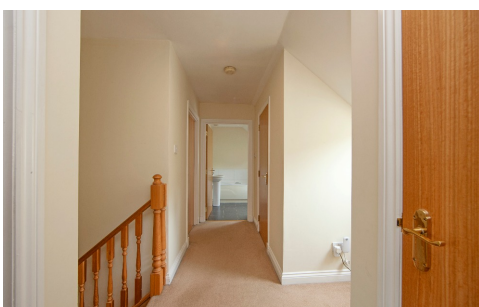
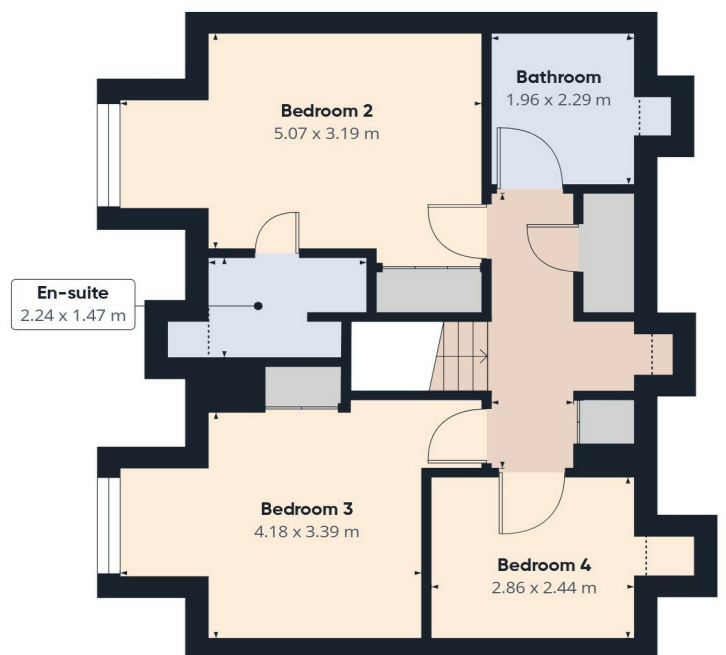
A carpeted staircase rises to the **Upper Floor Landing** with Velux roof light window to rear, coombed (sloping) ceiling, 2 storage cupboards, recessed ceiling lights, fitted carpet.

Bedroom 2: 5.07m x 3.19m, coombed ceiling, dormer window to front, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 2.24m x 1.47m, Velux roof light window to front, shower enclosure with glazed door, whb, wc, wall tiling, central heating radiator, extractor fan, recessed ceiling lights, slate effect laminate flooring.

Bedroom 3: 4.18m x 3.39m, coombed ceiling, dormer window to front, built-in wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 2.86m x 2.44m, coombed ceiling, Velux roof light window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.29m x 1.96m, coombed ceiling, Velux roof light window to rear, bath, whb, wc, wall tiling, central heating radiator, extractor fan, recessed ceiling lights, slate effect laminate flooring.





GARDEN

Miabank is accessed off the main road that runs through the village, which leads on to a shared access track, which follows round to the gravelled parking area for the property. To the rear there is a delightful paved patio, beyond which there is an area of lawn, all bordered by fencing and a variety established shrubs, trees and bushes.

GENERAL INFORMATION

Services: Mains electricity and water. Private shared drainage. Oil-fired central heating system. LPG for hob and fire.

Council Tax: Band E. **EPC Rating:** C75.

Home Report: Available from the Selling Agents.

Contents: Items of furniture and furnishings are available by separate negotiation.

Guide Price: Three Hundred & Forty Thousand Pounds (£340,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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