



3 Bed Semi Detached House

Guide Price: £190,000

12 Dalriada Place, Kilmichael Glassary, Argyll, PA31 8QA

An ideal starter family home set within a peaceful cul de sac in the popular semi-rural village of Kilmichael. Conveniently located close to the local primary school and the well-known Horseshoe Inn. The property is just a short 5-minute drive from Lochgilphead, where a wider range of amenities can be found including a supermarket, hospital, dentist, butcher and fishmongers. The accommodation comprises a lounge/diner, modern kitchen, three double bedrooms on the first floor, two of which enjoy elevated glen views to the rear, along with a ground floor shower room and a family bathroom on the upper level. Externally, the property benefits from oil central heating, double glazing, partially floored loft with ladder access, private gardens, a detached timber workshop, sheds and a private driveway providing parking for two vehicles. Broadband, 4G and digital television are available at the property. Council tax band C - EPC rating C69.




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Entrance

Carpeted entrance with a uPVC door from the front of the property, providing space for outdoor clothing and footwear. Provides access to the hallway and ground floor shower room. Finished with pendant lighting.

Hallway

Carpeted hallway with stairs leading to the first floor accommodation. The space provides access to the lounge/diner and kitchen, and includes a small cupboard beneath the stairs for storage. Finished with a central heating radiator, pendant lighting and socket points.

Lounge/Diner 6.45m x 2.95m

A good sized open plan lounge/dining room with full height dual aspect windows to the front and rear, allowing for excellent natural light. The space offers room for both lounge and dining furniture and features an electric fire as a focal point. Finished with carpeted flooring, a central heating radiator, feature pendant lighting and socket points.

Kitchen 3.19m x 2.73m

A recently upgraded kitchen fitted with modern handleless wall and base cabinets, offering ample worktop space. Rear window and door provide access to the rear garden and patio, allowing for good natural light. There is space and plumbing for white goods, along with a ceramic sink with swan neck mixer tap and extractor hood above the cooker space. Finished with tile effect vinyl flooring, tile effect splashbacks, spotlighting and socket points.

Shower Room 1.91m x 1.67m

Three-piece suite comprising a quadrant enclosure with electric shower and wet wall splashbacks, wash hand basin and WC. Finished with tiled walls, carpeted flooring, opaque window and heated towel rail.

First Floor

Carpeted staircase with handrail leading to a carpeted landing. Finished with pendant lighting and loft hatch access. Provides access to Bedrooms one, two, three and family bathroom.

Bedroom One 3.21m x 2.73m

A double bedroom featuring full height windows providing rural glen views to the rear. The room benefits from an inbuilt wardrobe and offers space for freestanding furniture. Finished with carpeted flooring, central heating radiator, pendant lighting and socket points.

Bedroom Two 3.05m x 2.97m

A double bedroom featuring full height windows providing rural glen views to the rear. The room benefits from double inbuilt wardrobes with mirrored doors and offers space for freestanding furniture. Finished with carpeted flooring, central heating radiator, pendant lighting and socket points.

Bedroom Three 2.97m x 2.74m

A smaller double bedroom featuring a full height window to the front providing excellent natural light. The room offers space for freestanding furniture and also benefits from shelving space. Finished with carpeted flooring, central heating radiator, pendant lighting and socket points.

Bathroom 2.38m x 1.71m

Three-piece suite comprising a bath with shower attachment, wash hand basin with vanity storage beneath and WC. Additional wall-mounted vanity storage is provided. Finished with vinyl flooring, tiled splashbacks, opaque window to the front, heated towel rail and flush ceiling light.

Grounds

To the front, there is a private driveway providing parking for two vehicles, with a slabbed pathway leading to the entrance. A lawn area sits to the front, with fencing separating the neighbouring garden and various shrubs adding interest. A timber gate provides access to the side of the property, where a detached timber garage/workshop with power is located, along with two small timber sheds to the rear. The enclosed rear garden offers a peaceful outdoor space, featuring a cherry blossom tree, small lawn and bedding area. There is a slabbed seating area ideal for outdoor dining and BBQs, along with a whirligig. Fencing to either side provides privacy, with steps leading up to the kitchen door.

Location

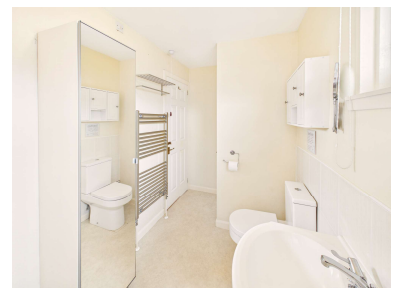
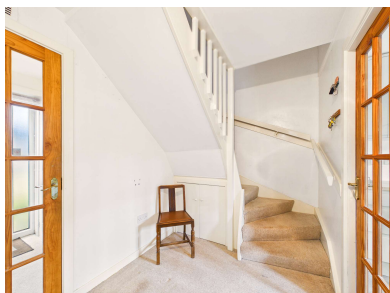
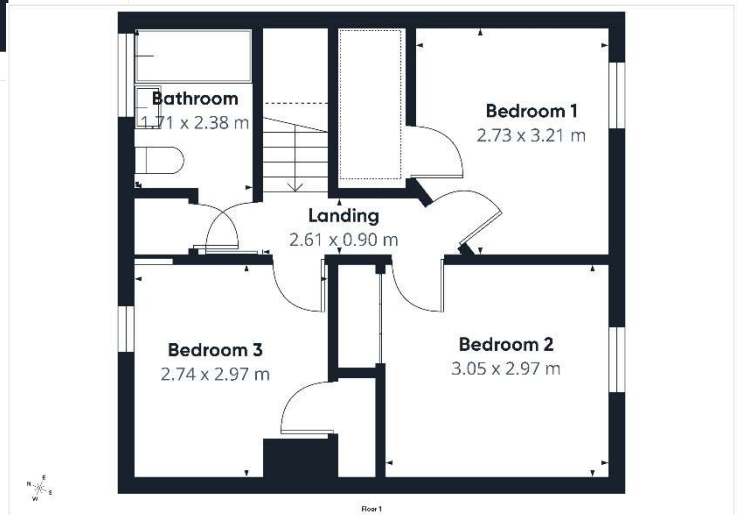
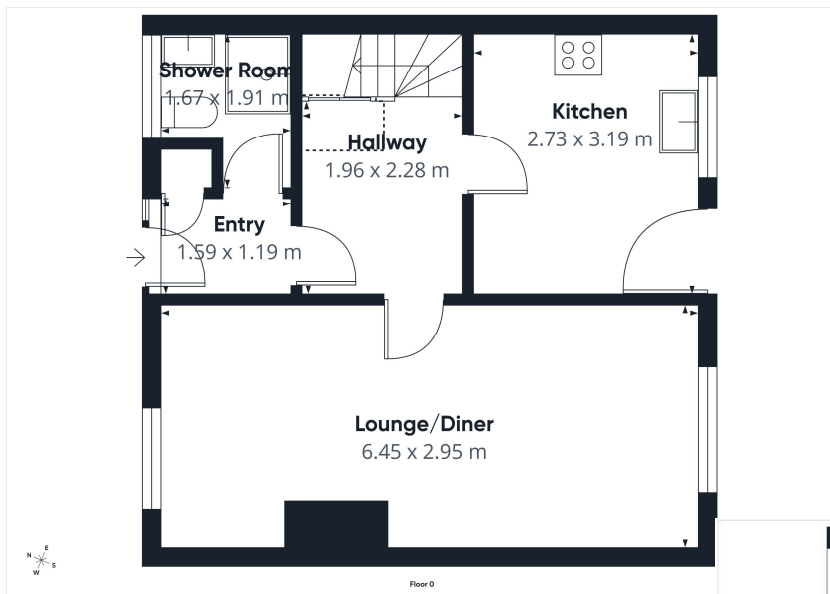
The quiet village of Kilmichael has a local pub and restaurant called the Horseshoe Inn, a primary school and a small church. Kilmichael also holds various local events such as a gala day, ceilidhs and motor cross championships. Kilmichael also has plenty to offer in the way of forest walks with spectacular scenery or you could take your bike a short distance to Achnabrec bike trail. Kilmichael is situated approximately 5 miles from Lochgilphead, which has lots of amenities such as a Co-op, Tesco express, hospital, dentist, vets, school, local shops, pubs, restaurants and much more. Only two hours from Glasgow airport, and ten minutes from the local town Lochgilphead.

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