



3 Bed Detached Bungalow

Guide Price: £299,950

Appin View, Barcaldine, by Oban, Argyll, PA37 1SG

Picture-perfect cottage set in a peaceful and idyllic rural setting with partial loch views and stunning countryside surroundings. Recently modernised and beautifully presented throughout, the one level accommodation comprises an open-plan lounge, kitchen and dining area, conservatory, three double bedrooms and a contemporary shower room. Further benefits include oil-fired central heating, a multi-fuel stove, double glazing, oak internal doors, generous level garden grounds, raised decking, a large timber shed with power, heating light and plumbing, and a private gated driveway providing parking for several vehicles. Mains water and electricity are connected, with private drainage. Broadband, 4G and digital television services are available. EPC rating D61 - Council tax band C.




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Entrance Hallway 2.18m x 1.18m

Welcoming entrance hallway providing space for coats and footwear. Finished with attractive parquet-style vinyl flooring and contemporary lighting, the hallway provides access to the main accommodation.

Open Plan Kitchen/Lounge 5.86m x 3.43m /Dining Area 3.89m x 2.89m

Positioned within the heart of the home, the dining area offers ample space for family dining furniture and enjoys views towards the driveway and garden. A traditional cast iron open fire set on a granite hearth creates an attractive focal point, while the open-plan layout flows seamlessly into the kitchen and lounge areas.

Kitchen is fitted with an attractive range of shaker-style units complemented by solid beech worktops and ample storage solutions. Features include a Belfast sink, integrated oven and grill, five-ring gas hob, integrated fridge and a variety of practical storage options. A window frames delightful views across the surrounding countryside, while the open-plan layout creates a sociable and functional living space. Parquet style vinyl flooring and spotlighting.

Lounge is bright and airy featuring a semi-vaulted ceiling and a multi-fuel stove set within a traditional hearth and surround. Parquet style vinyl flooring, contemporary vertical central heating radiator and pendant lighting. There is ample space for lounge furniture, while sliding patio doors lead directly into the conservatory and allow natural light to flood the room. Partial loch views and peaceful countryside surroundings can also be enjoyed from this lovely living space.

Conservatory 3.21m x 1.85m

Wonderful addition to the property, perfectly positioned to take advantage of the surrounding views. Ideal as a garden room, dining area or peaceful retreat, the conservatory enjoys a glazed roof with UV coating, carpeting and direct access to the gardens and raised deck.

Bedroom One 3.79m x 2.86m

A good sized double bedroom enjoying attractive views over the front garden, surrounding countryside and partial loch views. The room offers ample space for freestanding furniture and benefits from a semi-vaulted ceiling. Carpeted flooring and central heating radiator.

Inner Hallway 2.82m x 1.29m

Providing access to the bedroom accommodation, the inner hallway benefits from natural light, useful storage and a practical layout. Carpeted flooring and spotlighting.

Bedroom Two 4.00m x 2.72m

Well-proportioned double bedroom overlooking the front garden with attractive rural and partial loch views. There is ample room for bedroom furniture, making this an ideal guest or family bedroom. Carpeted flooring and central heating radiator.

Bedroom Three 2.82m x 2.60m

Smaller double bedroom enjoying countryside views to the side of the property. The room offers space for freestanding furniture. Carpeted flooring and central heating radiator.

Shower Room 2.55m x 2.19m

Stylish and contemporary shower room fitted with a large walk-in shower featuring concealed controls, rainfall shower head and glazed enclosure. The suite further comprises a wall-mounted wash hand basin with vanity storage below, wall-hung WC, heated towel radiator and modern lighting.

Grounds

The property is accessed via a private gated entrance leading to a recently widened stone-chipped driveway providing parking for several vehicles. The mature gardens are beautifully stocked with established shrubs, perennials, flower beds and lawn areas, creating colour and interest throughout the seasons. A raised decked area provides the perfect place to relax and enjoy the peaceful surroundings, while additional seating and BBQ areas make the most of the property's wonderful outdoor setting. Further features a substantial timber shed complete with power, heating, light and plumbing, offering excellent storage and utility area for versatility. The gardens attract an abundance of wildlife throughout the year, adding to the property's rural appeal.

Location

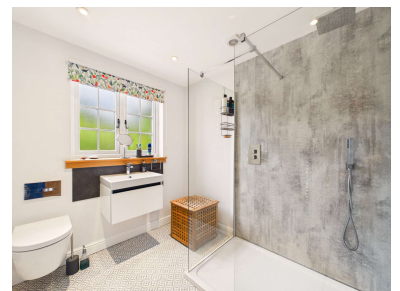
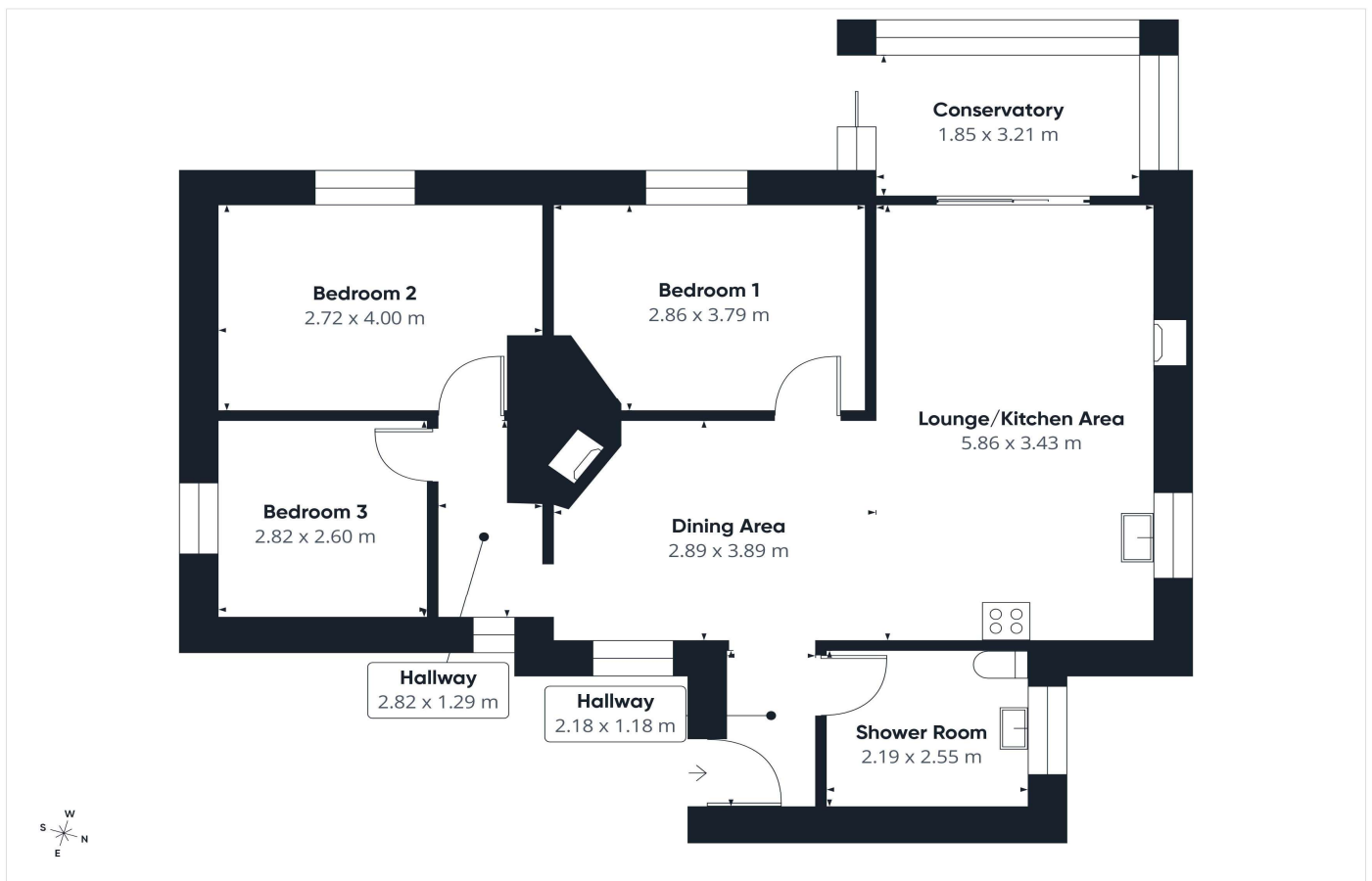
Barcaldine is a popular village situated approximately 11 miles north of Oban and 32 miles south of Fort William on the scenic west coast of Scotland. Surrounded by beautiful countryside and coastline, the area offers an excellent range of outdoor pursuits including walking, cycling, wildlife watching and water sports. The historic Barcaldine Castle is located nearby, while the stunning Tralee Beach is just a short drive away. Oban, known as the "Gateway to the Isles", provides a wide range of shops, supermarkets, cafés, bars, restaurants and leisure facilities, together with excellent healthcare services, primary and secondary schooling and a modern sports centre. The town also benefits from excellent transport links, including regular rail and bus services, together with Caledonian MacBrayne ferry connections to many of Scotland's Inner and Outer Hebridean islands.

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