



3 Bed Semi-Detached

Guide Price: £165,000

1 Dail Charnaig, Kilmartin, By Lochgilphead, PA31 8RQ

Spacious family home presented in walk in condition, located in the historic semi-rural village of Kilmartin an area with some of the biggest concentrations of ancient monuments in Scotland. This delightful property comprises; Lounge/diner, kitchen, 3 double bedrooms, family bathroom and WC. The property further benefits from off-peak electric heating, double glazing, private parking for 2 cars, garden grounds to the front, side and rear. Highspeed broadband 4G and digital television are available.




ARGYLL
Estate Agents

Entrance

Side entrance to the inner hall through PVC door with partially glazed panel. Laminate flooring, pendant light, storage heater and smoke alarm with access to lounge/diner, kitchen and WC. Carpeted stairs to first floor.

Lounge/diner 5.6.m x 4.2m

Spacious, light and bright with triple windows to the front bringing lots of natural light into the room. The electric fire suite heater provides a focal point in the room. Dual pendant lighting, off-peak storage heaters, TV point, carpeted, large under stair cupboard housing water tank providing plenty additional storage. Ample space for dining and lounge furniture.

Kitchen 3.8m x 2.6m

Country style base and wall units with contrasting worktop space, feature Belfast sink with swan neck tap and coloured tiled splashbacks. Slate effect tile flooring, fitted smoke detector & extractor fan. Plumbing and power for freestanding white goods. Dual window views to the rear garden providing lots of natural light.

WC 1.8m x 1.0m

White 2 piece WC and WHB with tile splashback, Dimplex wall heater, mirrored wall cabinet, opaque window, vinyl flooring and pendant lighting.

First Floor Landing

Carpeted staircase with handrail to first floor bedrooms and bathroom. Loft hatch access to partially floored loft via retractable ladder, smoke detector and electric storage heater.

Bedroom one 4.2m x 3.2m

Light and bright, large double bedroom with dual window views to the front. Carpeted flooring, electric heater and overhead lighting. Ample room for freestanding furniture.

Bedroom two 3.1m x 2.4m

Double bedroom with window view to the front, carpeted, pendant light, central heating radiator with room for bedroom furniture.

Bedroom three 3.7m x 3.7m

Good size double bedroom with dual window views to the rear. Laminate flooring, in-built wardrobe providing additional storage and electric panel heater.

Family Bathroom 1.9m x 1.8m

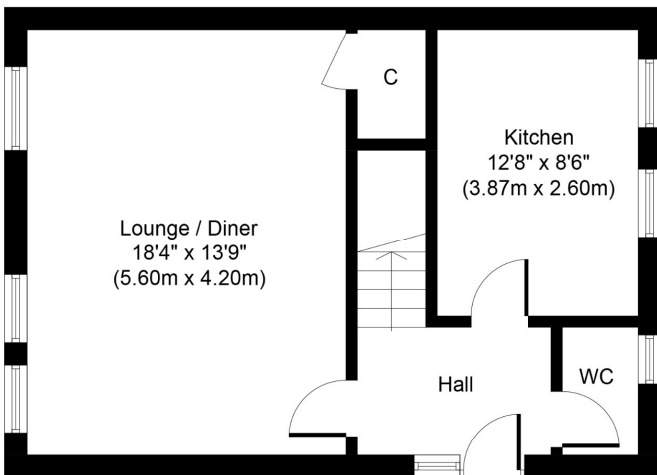
White 3 piece suite, bath with thermostatic shower and screen panel over bath, tiled splashbacks, WC and WHB. Opaque window, tiled flooring, panel heater, mirrored wall cabinet, spotlighting and extractor fan.

Outside

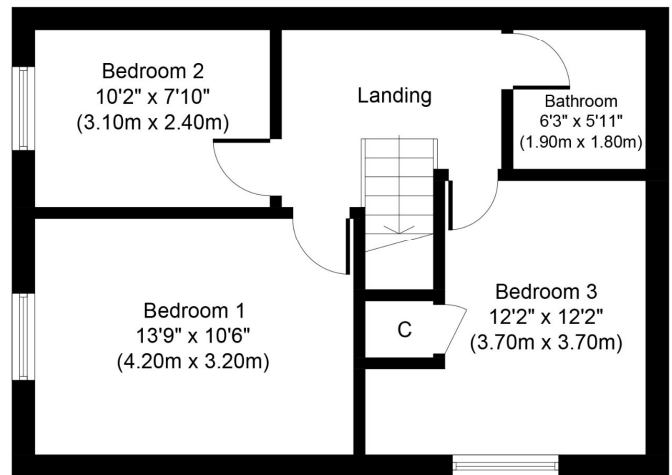
A stone wall marks the boundary to the front and side. Mono block driveway to the front allows parking for 2 vehicles. A rock garden with a mixed range of shrubs and plants offers seasonal colour and is easily maintained. To the side and rear the area is mainly laid to grass with a drying green and a wooden garden shed. There is a slabbed patio area to the rear ideal for family BBQs and relaxation.

Location

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.



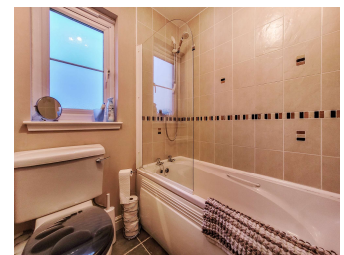
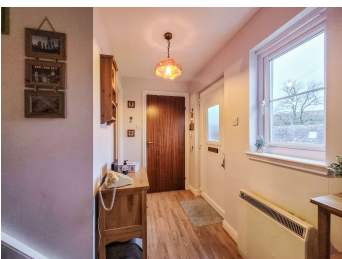
Ground Floor
Approximate Floor Area
490 Sq. ft.
(45.5 Sq. m.)



First Floor
Approximate Floor Area
490 Sq. ft.
(45.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.



ARGYLL
Estate Agents