



## 2 Bedroom Bungalow

Offers Over: £190,000

9 The Stances, Kilmichael, Argyll, PA31 8QA

Well presented family home within the village of Kilmichael Glassary this delightful property is conveniently situated close to the local primary school and the well known Horseshoe Inn. Just 5 minutes drive to the town of Lochgilphead with further facilities such as the local hospital, supermarket, dentist and restaurants. This home comprises; Lounge/diner, kitchen, 2 double bedrooms and a shower room. The property further benefits from a large workshop, off peak electric heating, a private driveway with parking for multiple vehicles and a sizeable garden. Many recent upgrades include a new contemporary kitchen, double glazing, patio doors with fitted shutter blinds, a recently installed modern shower room and various outdoor landscape works. 4G, broadband and digital television are available.



  
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#### Entrance

Double glazed entrance door into hallway, tiled flooring, pendant lighting, coat hanging, cupboard housing water tank with additional shelf storage, off peak electric heater, smoke detector and loft hatch access.

#### Lounge/diner (5.7m x 3.7m)

An inviting family space with pleasant window views to the front. Double glazed patio doors stream lots of natural light into the room and allow access to the side gardens. Modern tiled flooring, ceiling fan with pendant lighting, window and double glazed patio doors both with fitted shutter blinds, off peak electric storage heater, TV points and smoke detector. This room provides ample room for freestanding dining and lounge furniture.

#### Kitchen (4.1m x 2.0m)

Modern gloss grey wall and base units with integrated handles and contrasting Minerva white speckle worktops. Indesit 4 zone hob with black splashback, self-cleaning oven, and overhead extractor fan. Novel modern wall décor really does give this space a trendy vibe. Inbuilt dishwasher, modern composite sink with swan neck tap. Pendant lighting, smoke detector, tiled flooring, and frosted opaque kitchen window. Plumbing and electrics for freestanding white goods.

#### Shower Room (2.6m x 2.2m)

Fresh white 3 piece suite, good size thermostatic shower with rainfall showerhead and shower curtain, tastefully chosen Respatex wall panels, WHB with mixer tap floor cabinet and WC. Circular ceiling light, opaque window design and laminate flooring.

#### Bedroom one (3.7m x 3.1m)

Good size double bedroom with fully fitted wardrobes providing lots of storage. Vinyl flooring, off peak electric storage heater, pendant lighting with window views to patio area at the front. Ample room for freestanding bedroom furniture.

#### Bedroom two (3.7m x 2.4m)

Double bedroom with plenty storage from the fitted wardrobes. Tiled flooring, off peak electric storage heater, pendant lighting and frosted opaque window. Plenty space for freestanding furniture.

#### Workshop (6.5m x 4.5m)

Large attached workshop which links the subject property to an adjoining dwelling. Stone built, concrete flooring, timber entrance doors with light and power.

#### Outside area

Generously laid out, well presented and easily maintained. Garden space to the front with boundary fencing panels creating a great deal of privacy. Large patio area ideal for summer BBQs and family relaxation, additional concrete base ready for addition of a shed or summer house. Large area laid to gravel ideal for parking multiple vehicles. To the side is an area laid to grass, slabs, and planting beds with patio door access directly into the welcoming lounge/diner.

#### Location

The quiet village of Kilmichael has a local pub and restaurant called the Horse Shoe 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 Achnabreck 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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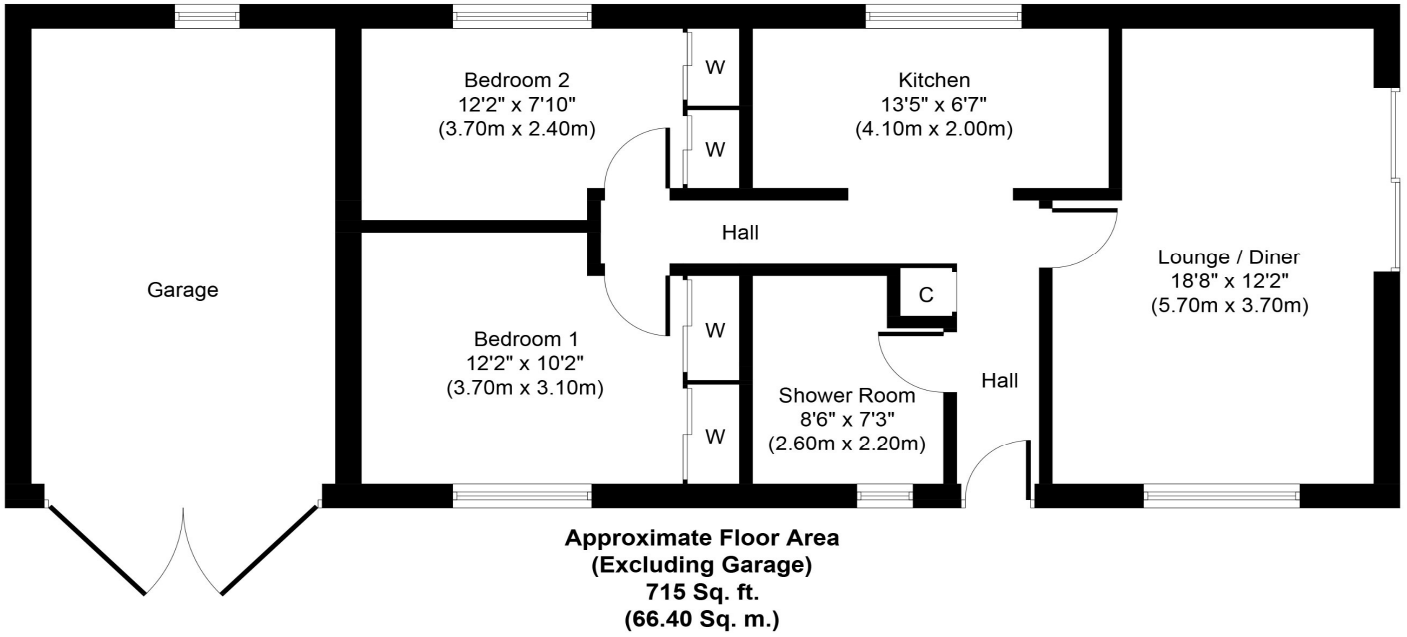
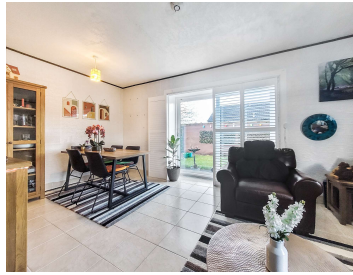
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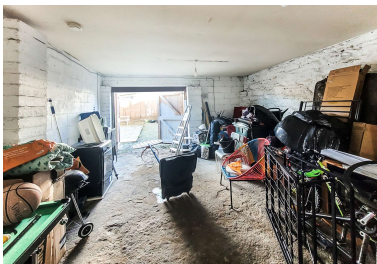
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