

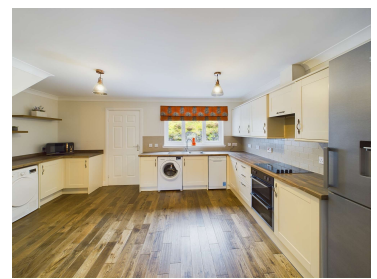


## 4 Bedroom Detached House

Guide Price: £380,000

Laurel Cottage, Scammadale Glen, Kilninver, Argyll, PA34 4UU

Impressive detached family home with stunning countryside views, Private gated entrance with sweeping driveway. Nestled in a hamlet of similar semi-rural properties in the picturesque Scammadale Glen. This setting boasts a habitat of outstanding natural beauty with an abundance of wildlife on your doorstep. A rare opportunity to acquire a modern family home with immaculate finishes throughout. Comprising; Family lounge, spacious kitchen with open plan dining room, four bedrooms (one master en suite), family bathroom and shower room. The property further benefits from a multifuel stove in the lounge, energy efficient electric central heating, solid antique oak flooring on the ground floor, wrap around enclosed gardens, loft space, large attached garage/workshop, French doors to the raised decking patios & bbq areas. Modern private water and drainage systems in place. Broadband and digital television are available.



  
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#### Entrance Hallway 2.09m x 3.33m

UPVC entrance door welcomes you to the entrance hallway with solid antique oak flooring, bright and spacious area with ample room for hall furniture, feature pendant lighting & smoke alarm.

#### Lounge 3.73m x 7.11

Delightful space for all the family to enjoy. Triple aspect views, multifule stove with granite hearth, surrounds and cream mantle. Antique oak flooring, French doors leading to welcoming dual level raised decking area with stunning glen views, pendant lighting, energy efficient electric heater, tv point, telephone point and plenty space for freestanding lounge furniture.

#### Kitchen 5.04m x 3.61m

Contemporary kitchen leading to the open plan dining room currently used as a snug. Views to the rear, antique oak flooring, cream ivory shaker style wall and base units with feature handles and various storage options, wine racks, hickory effect worktop, retro style tiled splashbacks, pendant lighting, smoke/heat alarm, inbuilt double oven, halogen hob, space and plumbing for white goods. Energy efficient electric heater. Laundry area with matching worktop, floating shelves, further space and plumbing for white goods and an under stairs storage cupboard.

#### Dining Room/Snug 2.89m x 3.34m

Open plan from the kitchen area this delightful room is currently used as a snug but would be an ideal family dining room. Window views to front, antique oak flooring, tv point and ample space for dining furniture,

#### Rear porch

Coat hanging and boot storage with mosaic travertine flooring, energy efficient electric heater and pendant lighting. UPVC door and slabbed ramp for disabled access to the property.

#### Bathroom 2.10m x 1.85m

Ground floor bathroom, modern four piece suite. Feature shower bath with waterfall mixer taps, thermostatic shower and screen above bath, WC and WHB suite feature one piece WHB and worktop, designer mixer tap and dark oak effect vanity storage below. Wall mirror, electric heated towel rail, soap and toiletry holders, spotlighting and extractor fan. Ceramic tiled walls and floors throughout.

#### First Floor

Carpeted staircase and white painted banister leading to the first floor. Spacious U shape landing with velux window that allows lots of light to shine through. Loft hatch access, smoke alarm, twin pendant lights and energy efficient electric heater,

#### Bedroom one 3.68m x 3.11m

Sizeable double bedroom with views to rear. Carpeted flooring, pendant lighting, storage cupboard housing water tank, electric panel heater, double sockets with USB points and space for freestanding bedroom furniture.

#### Bedroom two 2.95m x 3.64m

Good sized double bedroom with views to rear. Carpeted flooring, pendant lighting, electric panel heater, double sockets with USB points and space for freestanding bedroom furniture.

#### Bedroom three 2.38m x 3.36m

Small double bedroom with views to the front. Electric panel heater, carpeted flooring, pendant lighting, double sockets with USB points and space for freestanding bedroom furniture.

#### Master bedroom four 3.19m x 3.26m

Master bedroom with en suite facilities, twin inbuilt wardrobes, carpeted flooring, electric panel heater, tv point double sockets with USB points and pendant lighting.

#### En suite 1.45m x 2.02m

Stylish three piece suite with thermostatic shower in glass door enclosure, WC, WHB with vanity storage unit above and below, Lovely grey ceramic tiled walls, cream tiled flooring. Extractor fan, grey PVC ceiling panels with chrome insert spotlighting and Velux window to front.

#### Family Shower room 1.61m x 2.0m

White three piece suite with thermostatic shower within glass enclosure, WC and WHB with vanity unit below. White PVC ceiling with chrome insert spotlighting. Fully tiled walls and waterproof tile effect laminate flooring. Spotlighting extractor fan, wall hung electric heater, wall mirror and velux window to front.

#### Outside

There are substantial garden grounds fenced for pet friendly family life. Mainly laid to lawn, enhanced by a mixture of mature trees and shrubs border. Gated entrance to the winding Kilmartin riverbed stone driveway. Sloped gardens to rear with feature retaining walls with planting areas, mainly level lawn to the front, to the side the raised decking over two levels offering the perfect space for outdoor entertainment or relaxing in this peaceful environment. Large attached garage with pedestrian access to the rear and an up and over vehicle door to the front. The garage has power, water and lighting, a painted concrete floor, worktop with sink and houses the private water filtration system. There a large private water storage tank to allow all year round use and pumped at 2.0 bar to the house.

#### Location

Primary schooling is available at Kilninver (2 miles) and Oban has a number of primary schools, a well-respected secondary school as well as a medical centre, hospital and churches of various denominations. A local bus service runs between Oban & Lochgilphead and Oban has a mainline railway station with a service connecting to Glasgow. The Caledonian MacBrayne ferries depart from Oban to many island destinations.

The west of Scotland is famed for its scenic sailing, as well as associated chandlery and marina services. Close by is the sheltered sea loch of Loch Feochan which is well known among the sailing community and has always drawn yachts and boating craft to its pretty, sheltered and safe anchorage.

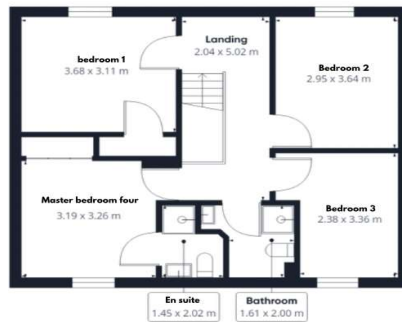
Further to the south is Craobh Haven marina, where a larger, safe water marina was formed by the building of causeways and a large breakwater between a small group of tidal saltwater islands. The marina has been developed from a near perfect natural harbour, with berths for up to 250 craft of all sizes to a maximum length of 33 meters. Craobh marina offers access to a fabulous selection of west coast sea lochs and islands with lots of sheltered anchorages to explore and has a harbourmaster, marina office and chandlers. There are also many opportunities for seal and whale-watching, bird watching and diving opportunities in the surrounding waters. The local inland countryside provides an abundance of outdoor and sporting activities including hill walking and mountain biking, and there are many small, well-stocked hill lochs for trout fishing plus some spate streams for salmon and sea-trout. Oban and surrounding sheltered sea lochs provide excellent and abundant sea-fishing plus sailing access to the west coast, inner and outer Hebrides all of which is widely recognised by yachtsmen and women the world over as some of the most scenic and testing sailing available.

Wildlife abounds the glen with frequent sightings of Red deer, (spectacular in the rut in October) pine martins, golden and sea eagles to name but a few.





Floor 0



Floor 1

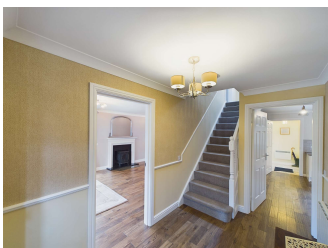
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**Approximate total area<sup>(1)</sup>**  
149.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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