

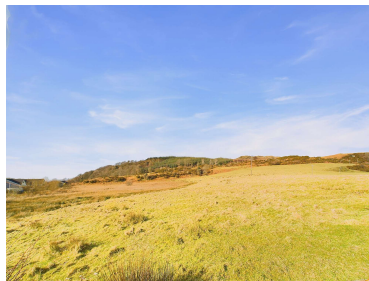


## 2 Bed Semi Detached Bungalow

Guide Price: £170,000

6 Dalriada Place, Kilmichael, By Lochgilphead, Argyll, PA31 8QA

Desirable family home set in a peaceful cul de sac in the popular semi rural village of Kilmichael Glassary. This inviting 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. Comprising; Open plan lounge to the diner/kitchen, 2 double bedrooms and a modern bathroom. The property further benefits from; rear patio door access to a covered decking and bbq area, large detached garage/workshop with recent roof, LPG central heating, double glazing, private driveway with parking for multiple vehicles and sizeable gardens. 4G, broadband and digital television are available.



  
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#### Entrance/Inner Hallway

UVPC glazed entrance door with letterbox into inner porch area. Coat hanging, oak effect laminate flooring, flush ceiling lighting, storage cupboard with shelving and space for outdoor clothing. Enter inner hallway through glass insert door, matching laminate flooring, pendant lighting, central heating radiator, partial wallpaper coverings, smoke detector and socket points.

#### Lounge 4.86m x 3.50m

Open plan to kitchen/diner this is an ideal space for family living. Offering delightful full height window views to the front garden. Oak effect laminate flooring, TV point, socket points, central heating radiator, pendant lighting, smoke detector. This room provides ample room for freestanding lounge furniture.

#### Kitchen/diner 4.61m x 2.50m

Large open plan space with dining area and open to the lounge. Lots of natural light streams in with dual aspect views to the front and rear gardens. Glazed patio doors give access to a covered decking area and beyond to the rear garden. Matching shaker style wall and base units with plenty contrasting wood effect worktops. Various storage options with inbuilt shelving, drawers and cabinets for cookware, books and display pieces. Space and plumbing for white goods. Larder cupboard with shelving, gloss grey tiled splashbacks, 1.5 white ceramic sink with draining board and swan neck mixer tap. Cook and Lewis extractor fan and space for freestanding cooker. Oak effect laminate flooring, feature spotlighting in kitchen with pendant lighting in dining area.

#### Bedroom one 3.59m x 3.58m

Good size double bedroom with fully fitted quadruple mirrored wardrobes providing lots of storage. Oak effect laminate flooring, central heating radiator, socket points, pendant lighting with window views to front garden and surrounding countryside beyond. Ample room for freestanding bedroom furniture.

#### Bedroom two 3.89m x 2.60m

Double bedroom with window views to rear garden, surrounding farmland and beautiful countryside beyond. Ample inbuilt storage from the fitted wardrobes with sliding doors. Carpeted flooring, central heating radiator, pendant lighting and socket points. Ample space for freestanding bedroom furniture.

#### Bathroom 1.89m x 1.87m

Recently installed, contemporary white 3 piece suite, Mira electric shower over bath with glass screen. Tastefully chosen wall tiling, bath with modern mixer tap. Countersunk WHB with vanity storage below, waterfall mixer tap and wall mounted mirrored cabinet above. Back to unit WC matching the vanity unit. Circular ceiling light, opaque window to rear. Heated towel rail, wall mounted toilet roll holder, spotlighting, extractor fan. Wood panelling to ceiling and Moroccan tile effect vinyl flooring.

#### Workshop/Garage 7.2m x 3.46m

Large detached garage/workshop with lots of space for family storage items and outdoor garden or sports equipment. Power and light supply, recently roofed, block and render construction, concrete flooring and timber entrance door.

#### Outside area

Generously laid out, well presented and easily maintained with spectacular countryside views and local wildlife in abundance. Garden space to the front mainly laid to lawn with a mixture of annual flowering perennials bordering the boundaries. Driveway to side with space for multiple vehicle parking. Covered decking area accessed from kitchen patio doors ideal for summer BBQs and family relaxation. Lawn area with slabbed paths and ground level veg growing planters. Stock fencing to rear and timber fencing to side.

#### Location

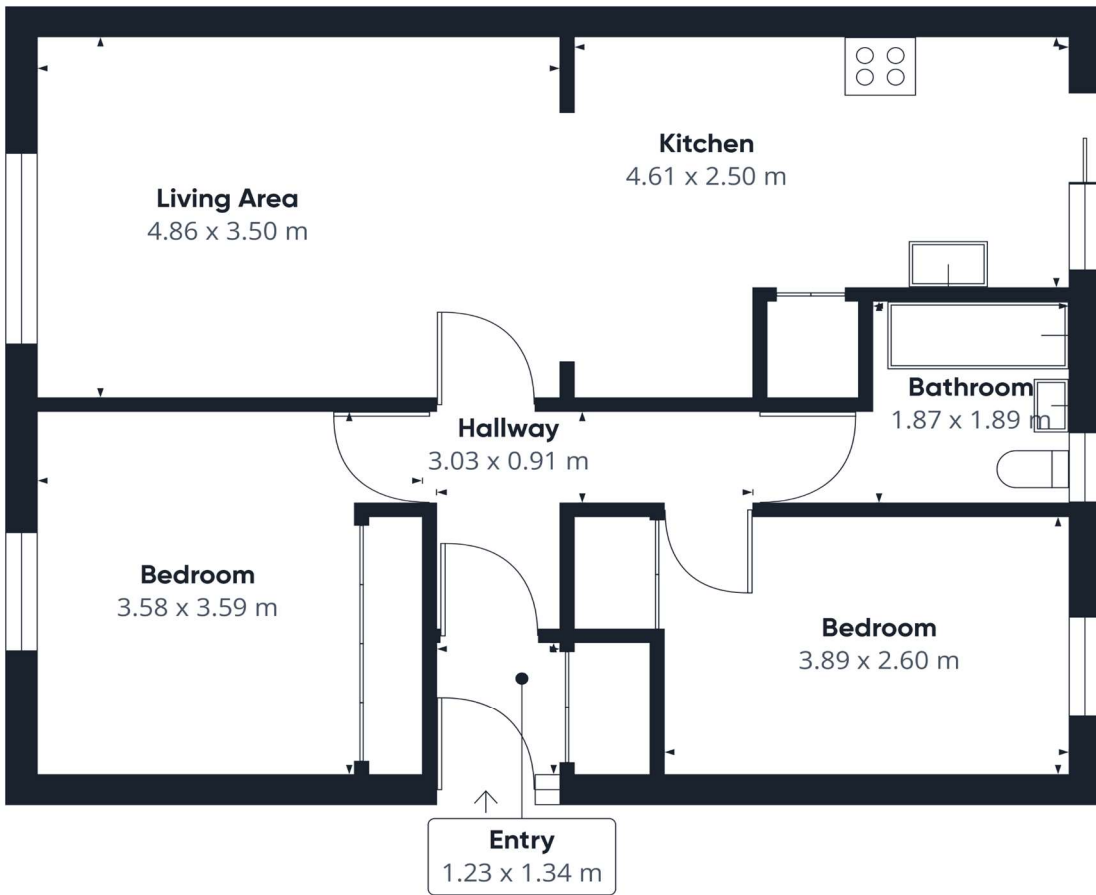
The quiet village of Kilmichael has a local pub and restaurant called the Horse Shoe Inn, a primary school and a small church. Kilmichael also holds various local events such as a gala day, ceilidhs and motor cross championships. Kilmichael also has plenty to offer in the way of forest walks with spectacular 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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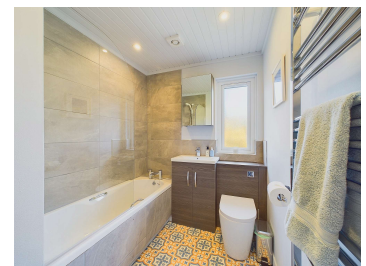
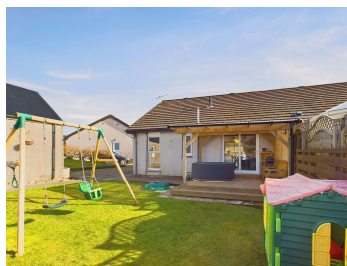
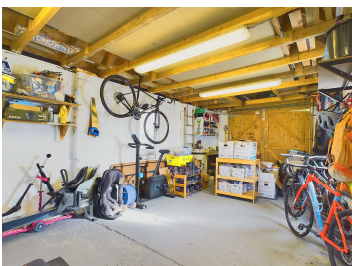


Approximate total area<sup>(1)</sup>  
67.75 m<sup>2</sup>

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

**Office:** 01546 607045  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)



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

**Office:** 01631 561130  
**Mobile:** 07771 541578  
**Email:** [mail@argyllestategents.com](mailto:mail@argyllestategents.com)

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