



## 2 Bedroom Apartment

Guide Price: £125,000

6 The Mill, Slockavullin, Kilmartin, Argyll, PA31 8QG

Rarely available property located in the popular hamlet of Slockavullin by Kilmartin. A peaceful semi rural location with elevated countryside views and just a short distance to Kilmartin primary school, hotel and museum with café facilities. A 10 minute drive takes you to the local amenities of Lochgilphead with a good selection of shops, hospital and high school. This 1st floor apartment with private access and attic conversion is laid out over two floors and comprises; Lounge/diner, kitchen, 2 double bedrooms, 1 single bedroom, family bathroom. The property further benefits from wood burning stove, electric wet central heating system, double glazing, off road parking, private elevated south facing garden grounds to the rear with timber stores.

Broadband, 4G and digital television are available.



  
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#### Entrance Hall 1.55m x 1.26m

UVPC entrance door with opaque glass insert to inner hallway with exposed timber floorboards, pendant lighting, coat hanging and boot storage.

#### Lounge/diner 4.23m x 3.27m

Light and bright spacious lounge with dramatic countryside window views to front, high ceilings with coving, laminate flooring, large central heating radiator, wood burning stove set on a slate hearth, TV point, socket points, phone point, feature pendant lighting, smoke detector. Ample space for freestanding lounge and dining furniture.

#### Kitchen 3.49 x 3.07m

Opaque glazed insert timber door welcomes you to this roomy kitchen with high wood panelled ceilings and elevated countryside views. Matching wall and base units with wrought iron effect knobs and timber worktops. Various storage options throughout with glass cabinets, drawers wine rack and shelving. Double Belfast sink with mixer tap, wall mounted utensil bracket. Inbuilt 4 zone electric hob, inbuilt Hotpoint oven and grill, Ikea extractor fan. Pedant lighting, smoke detector, laminate flooring, space and plumbing for white goods,

#### Inner Hallway

Laminate flooring, pendant lighting and carpeted stairs to the attic floor bedroom and bathroom.

#### Bedroom One/ Study 2.28m x 1.55m

Single bedroom or ideal study space accessed from entrance hallway. High ceilings and views to rear. Central heating radiator, phone point, socket points, feature ceiling lighting and carpeted flooring.

#### Bedroom Two 3.08m x 2.56m

Double bedroom with window views to rear. Inbuilt wardrobe with shelving, laminate flooring, downlighting, central heating radiator, socket points and ample space for freestanding bedroom furniture.

#### Upper landing 3.90m x 1.61m

Accessed from carpeted stairs with Velux window views to rear, timber balustrade at top landing, loft hatch access, inbuilt eaves storage to either side of landing, wall lighting and smoke detector.

#### Bedroom Three 4.05m x 3.98m (at widest point)

Attic floor double bedroom with dual aspect Velux window views to front and rear. Inbuilt storage in eaves with lighting, laminate flooring, pendant lighting, central heating radiator, socket points and ample space for freestanding bedroom furniture.

#### Bathroom 3.92m x 2.15m (at widest point)

Modern three piece suite with double sided bath, central taps, overhead thermostatic shower, curtain rail and panelled splashbacks, WHB and WC. Tile effect vinyl flooring, Velux window views to front. Heated towel rail, downlighting, wall mounted toothbrush cup holder, toilet roll holder and door mounted robe holder.

#### Outside space

The property boasts a private rear garden accessed from slabbed steps with handrail. Ideally set in an elevated position with delightful countryside views. Mainly laid to lawn with a washing line, compost area, bordering hedging, annual perennials, shrubs and trees.

#### Location

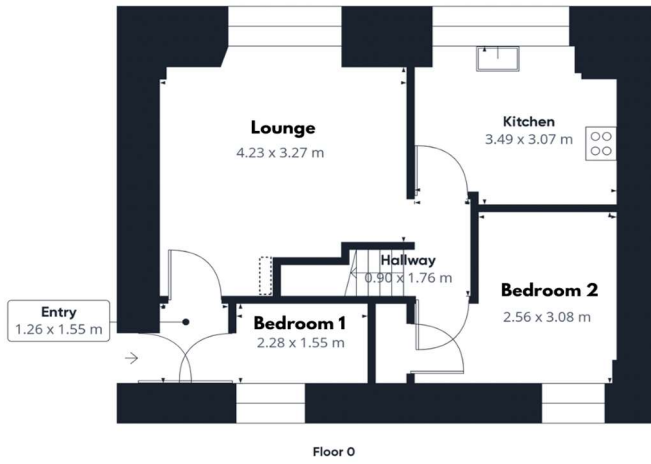
Slockavullin is a small hamlet just a short 2-mile drive away from the historic village of Kilmartin. Kilmartin is a small village in Argyll and Bute, western Scotland. It is best known as the centre of Kilmartin Glen, an area with one of the richest concentrations of prehistoric monuments and historical 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.

Thinking of selling or switching agents?

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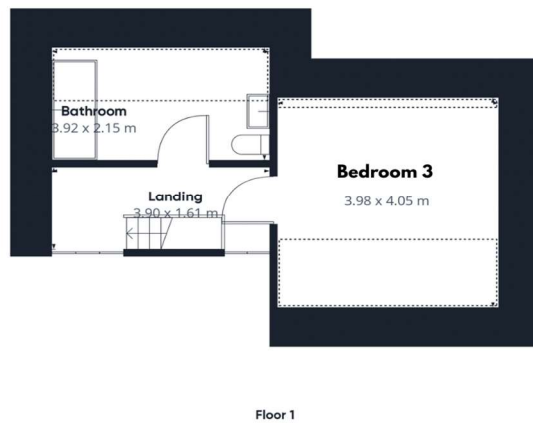
Lochgilphead office 01546 607045 or Oban office 01631 561130

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Approximate total area<sup>®</sup>  
77.01 m<sup>2</sup>

Reduced headroom  
9.48 m<sup>2</sup>

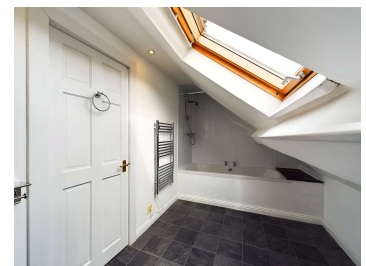
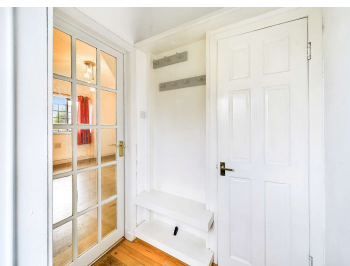


(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

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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