



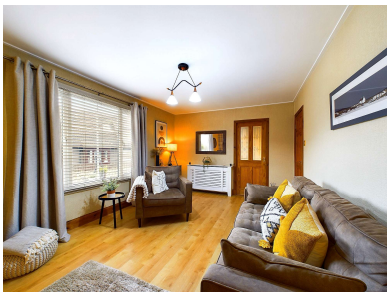
## 3 Bedroom Semi Detached

Fixed Price: £189,950

14 Achnamara, Achnamara, by Lochgilphead, Argyll, PA31 8PU

\*\* New fixed price £5,000 below the home report valuation \*\* This well presented family home has the perfect blend of modern comforts and offers partial views of the picturesque Loch Sween. Nestled in the tranquil village of Achnamara. known as one of Scotland's best kept secrets, the area is abundant with wildlife, nature walks, quiet beaches, and cycle routes right at your doorstep.

With its modern décor and flexible layout, the property is ideally located just a short 10-mile drive from the larger town of Lochgilphead, which provides all main amenities. Nearby Tayvallich offers a school, shop, café, restaurant, and boating facilities for your convenience. Comprising; lounge, kitchen, dining room, three double bedrooms, family bathroom and WC/Utility. Enjoy both front and enclosed rear gardens with a patio area, perfect for relaxation and outdoor activities. The property includes a timber workshop/shed and log store, providing ample space for hobbies and storage. Private driveway parking is available for residents. The home benefits from oil central heating and double glazing, ensuring comfort and energy efficiency. Broadband, 4G and digital TV are available. EPC rating F33 - Council Tax Band B.



  
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#### Entrance/hallway 3.17m x 2.65m

The entrance hallway has a UPVC door that opens into a welcoming inner space, combining both functionality and aesthetic appeal. The laminate flooring extends throughout the hallway, offering durability and ease of maintenance. For convenient organization, there are two spacious storage cupboards, ideal for personal items or household supplies. Pendant lighting, ample space for furniture. Access is facilitated by stairs leading to the first-floor accommodation, as well as doors that open to the lounge, bedroom 1 and family bathroom.

#### Lounge 4.84m x 3.33m

Cosy family space complemented by large windows that offer picturesque views of the front garden and the serene Loch Sween beyond. Ample space is available for freestanding furniture, allowing for personalized arrangements that reflect your style. A feature wall adorned with elegant wallpaper adds character to the room, while the fireplace, though currently non-functional, holds the potential for reinstatement, contributing warmth and charm.

The lighting is enhanced by a striking pendant light that serves as a focal point, illuminating the space. Central heating radiator, multiple socket points and a TV point, catering to all your entertainment needs.

#### Kitchen 4.35m x 2.52m

Delightful window views to the front and side of the property. Featuring matching wall and base units in a classic white shaker style with contrasting black worktops adding a modern touch. Various storage options throughout. Feature alcove making the most of the wall space with further storage and worktop space. Chequered tiled splashbacks and contemporary wallpaper compliment this space well. Stainless steel sink, linoleum flooring, pendant lighting, wall shelving, smoke detector and socket points. Space and plumbing for white goods and appliances.

#### Dining Room 2.92m x 2.78m

The dining room offers a contemporary feel, characterized by a modern ambiance that is enhanced by sleek design elements. Its spacious layout provides ample room for a dining table and chairs, making it an ideal setting for family meals and entertaining guests. A striking pendant light acts as the room's focal point. The dual aspect windows allow for views both to the front and rear of the house, ensuring that natural light fills the space. The easy-to-maintain linoleum flooring is complemented by a central heating radiator. Convenient access to the rear garden and WC/Utility.

#### WC/Utility 1.56m x 1.05m

Handy and compact ground floor WC with WHB currently utilised as a utility. Space and plumbing for white goods. Laminate wall coverings and linoleum flooring with a pendant light above.

#### Bedroom One 3.21m x 3.15m

The ground floor double bedroom is spacious and provides ample room for comfort and versatility. It is equipped with a central heating radiator, ensuring a warm and inviting atmosphere throughout the year. The large window to the front allows natural light to flood in, creating a bright and airy environment. The room features tasteful decor that blends modern aesthetics and is the perfect retreat for relaxation. With enough space for a king-sized bed and additional furnishings. Pendant lighting and ample socket points.

#### Family bathroom 2.21m x 1.76m

The family bathroom is thoughtfully designed with a modern aesthetic, featuring a bath and an overhead Mira electric shower unit that includes a stylish tinted glazed screen for both privacy and elegance. It is equipped with convenient fixtures, including a WC and a wash hand basin (WHB), ensuring that essential amenities are readily available for everyday use. Tiled splashbacks and PVC cladding to ceiling with flush feature lighting and vinyl flooring.

#### First Floor

Carpeted staircase with timber balustrade to first floor accommodation.

#### Bedroom Two 4.57m x 1.98m

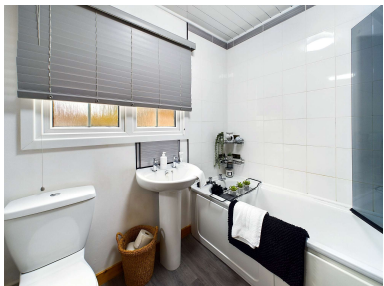
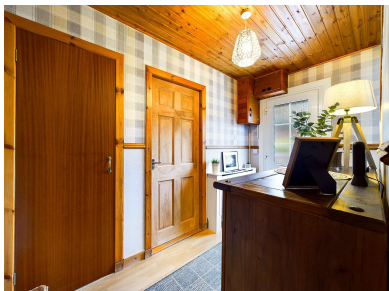
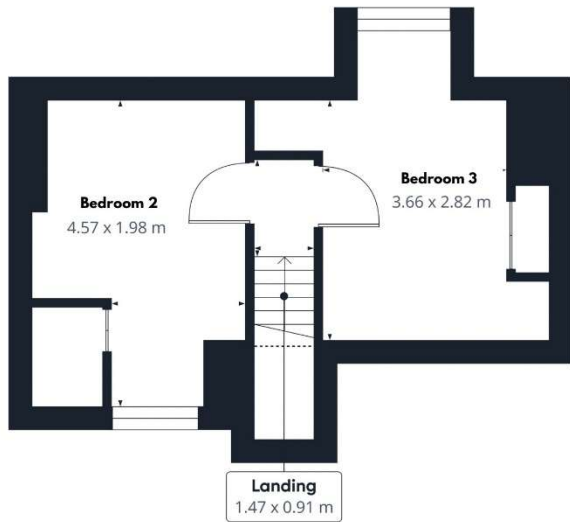
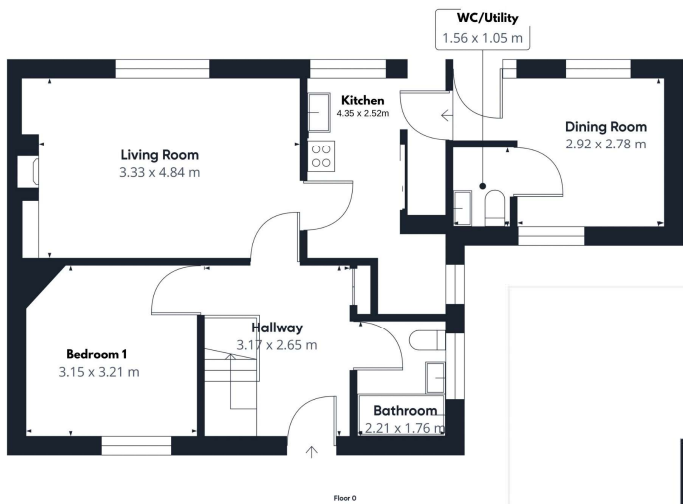
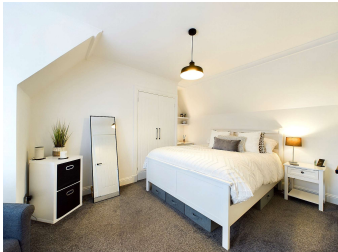
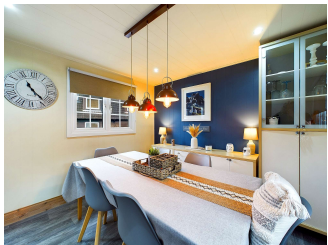
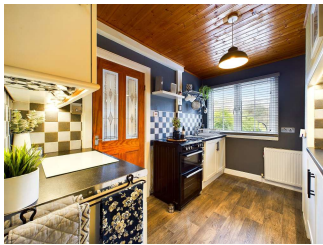
The double bedroom features scenic views from a window that overlooks the front hillside. It is fitted with carpeted flooring and the room is designed to accommodate a range of furniture, allowing for flexibility. The inbuilt wardrobe not only provides ample storage space but also houses the water tank. Elegant pendant lighting and ample socket points.

#### Bedroom Three 3.66m x 2.82m

Picturesque views to the front, allowing natural light to flood the space. It includes double inbuilt wardrobes, offering generous storage space for clothing and personal items. The room is carpeted with pendant lighting. Equipped with multiple socket points and ample space for additional furniture.

#### Outside Space

The exterior of the property boasts several appealing features. The front garden is enclosed with timber fencing, ensuring privacy and security. It is adorned with stone-chipped pathways and a small lawn area, adding a touch of greenery to the entrance. Access to the front entry is via steps that are sheltered by a welcoming canopy. To the side of the property, there is a private driveway that provides convenient parking space for one vehicle, ensuring ease of access and added security. The rear garden is also designed for low maintenance while remaining well-kept, making it an ideal space for relaxation. It includes a BBQ patio area, perfect for outdoor gatherings, along with a log store and timber store for practical storage solutions. Additionally, a timber workshop offers extra utility and storage space, catering to various needs from hobbies to practical uses. Together, these features enhance the charm and functionality of the property, providing both comfort and convenience in a serene setting.



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