



1 Bed Mid-Terraced Cottage

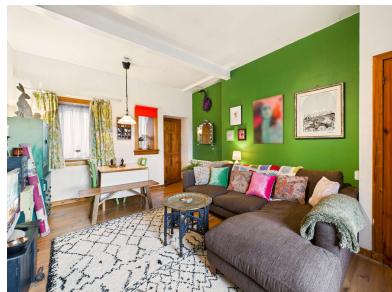
Guide Price: £95,000

Cairns Cottage, Baluachrach, Kilmartin, Argyll, PA31 8RQ

Quaint and charming mid-terraced traditionally stone built cottage. Set within a small semi-rural settlement 5 minutes from the popular and peaceful village of Kilmartin, and 10 minutes to the larger town of Lochgilphead. Enjoying spectacular open glen views and easy access to historic sites with standing stones, cairns and surrounding countryside, which offers numerous walking and cycle routes including Moine Mhor National Nature Reserve. Nearby lochs, marinas and the iconic Crinan Canal offer wonderful opportunities for sailing enthusiasts. Internally, the property comprises a lounge with a multifuel stove, a breakfasting kitchen with space for a small table and chairs, a double bedroom and a bathroom. The property further benefits from double glazing, electric heating and ample storage throughout including loft space. Externally there is off-road parking to the rear and a front garden with a pleasant patio seating area positioned to take in the rural views. A regular bus

service connects to Lochgilphead with its full range of amenities. Kilmartin itself is well regarded for its welcoming community and local amenities, including the popular Kilmartin Inn serving a wide range of food and refreshments, Kilmartin Museum with café facilities, a village hall, car repair garage and primary school. Broadband, 4G and digital television are available at Cairns Cottage.

EPC rating F35 – Council tax band B




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Entrance Hallway 2.25m x 0.95m

Accessed via a composite door with an opaque glazed insert and integrated cat flap, leading to the small but bright front hallway finished with loft hatch access, laminate flooring, side window, electric panel heater and feature wall lighting.

Lounge 4.74m x 3.51m

Good size lounge with dual aspect views to the front and rear. Beautiful outlook over the front garden and beyond towards Kilmartin Glen. Ample space for freestanding lounge furniture plus space at the rear for a small table and chairs or desk with pendant lighting above. The focal point of the room is the handsome multi-fuel stove set in a stone fireplace with slate hearth, while an energy efficient heating retention storage heater provides further comfort. Deep windowsills, the largest of which can be used as a window seat overlooking the view. TV point, downlights, and a range of socket points.

Inner Hallway 2.82m x 0.94m/1.80m x 0.93m

Finished with laminate flooring and feature spotighting. There are three built-in storage cupboards, one of which houses the hot water tank. A window to the side of the property provides natural light.

Breakfasting Kitchen 3.27m x 2.85m

The kitchen is fitted with oak effect wall and base units, providing a variety of storage options, complemented by contrasting worktops. There is space and plumbing for white goods, an electric four-zone hob and an electric oven and grill. The room also provides space for a breakfast table and chairs. Rear uPVC door with opaque glazing, side window and skylight above allow natural light to fill the room. Finished with laminate flooring, spotighting, an electric panel heater and socket points complete the practical layout.

Bedroom 4.70m x 2.28m

Good sized bedroom with window views to Kilmartin Glen and feature oak beam. Ample space for bedroom furniture, carpeted flooring, spotighting and socket points, with a deep feature windowsill.

Bathroom 1.85m x 1.71m

Fitted with a three-piece suite comprising a bath with an overhead shower mixer shower attachment, WHB, and a WC. A mixture of tiled splashbacks and wood-clad walls provide a practical and attractive finish, while tiled flooring adds durability.

An opaque window to the side of the property allows natural light while maintaining privacy. The room is further equipped with a heated towel rail, a glass shelf above the sink, a toilet tissue holder, and an extractor fan.

Grounds

The property is accessed via a shared track, leading to a designated parking space and log store at the rear for Cairns Cottage. A couple of steps provide access down to the property, leading to the kitchen entrance door. The front of the property is mainly laid to lawn and can be reached through the interior of the house. The front garden enjoys spectacular views, looking directly across Kilmartin Glen, and is planted with a variety of colourful annuals and shrubs, including camellia, hydrangea, lavender and clematis, creating an attractive and vibrant setting. There are patio seating areas to enjoy the rural surroundings. The front

garden with drying green is currently open plan with the friendly neighbour who cuts the grass and could be fenced and separated along the boundary if required.

Location

Kilmartin is a small village in Argyll and Bute, western Scotland. The surrounding area is best known as 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 which has a selection of excavated artefacts and information about the history of the village. The village also provides a primary school, hotel and community hall. Lochgilphead is 8 miles south of

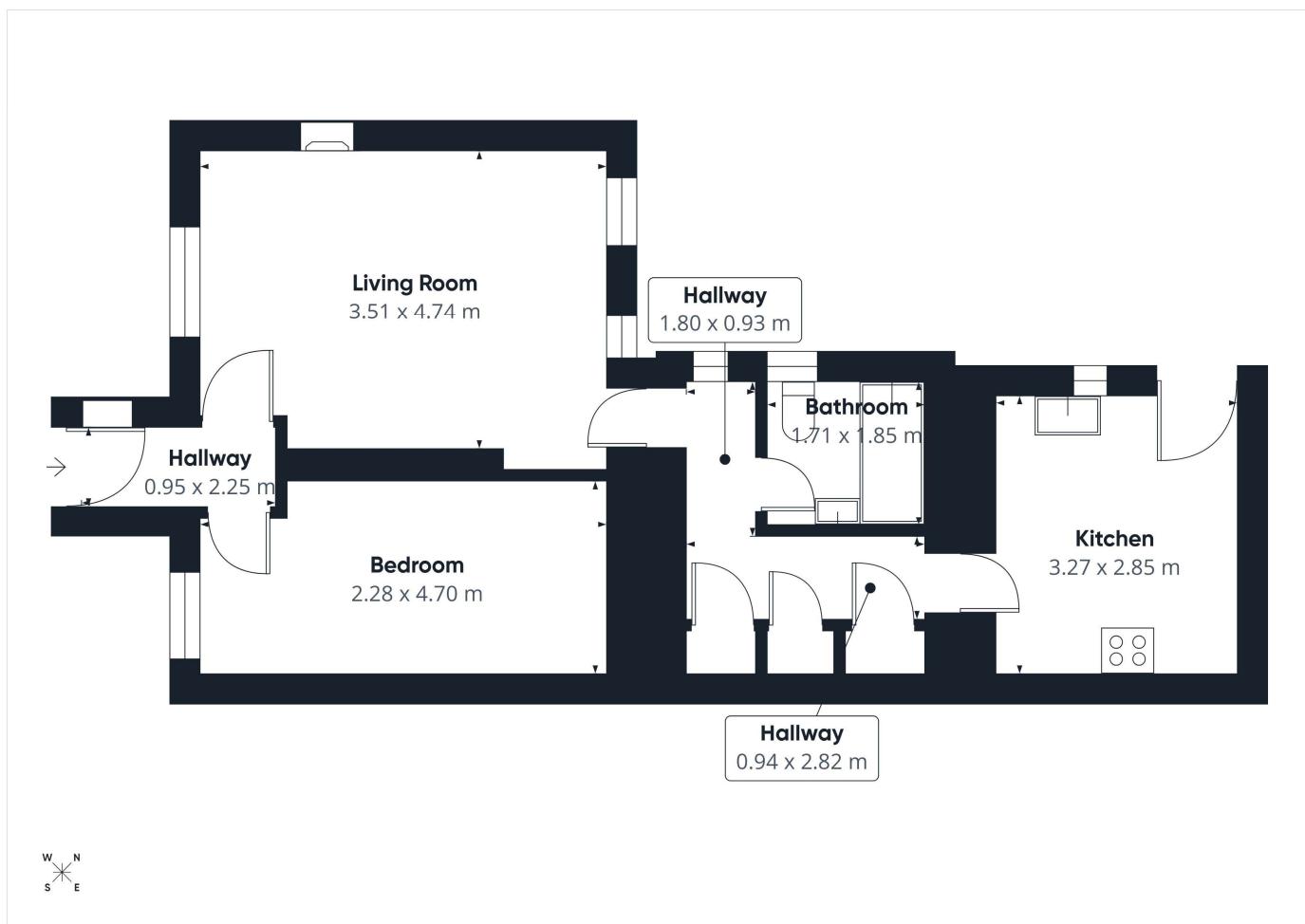
Kilmartin which has a larger range of amenities such as numerous cafes, pubs, restaurants, hotels, high school, bank, supermarket, Tesco express, hospital, dentist, opticians, vets and many more. Oban is 30 miles to the north and connects to the islands by ferry. A regular bus service connects the local towns and villages, as well as services to Glasgow and Campbeltown.

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