

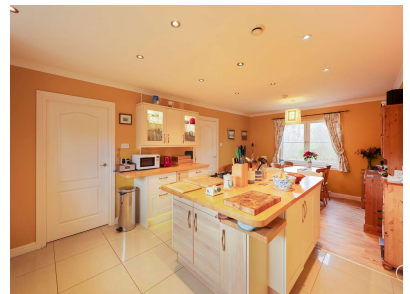


4 Bed Detached Villa

Offers Over: £375,000

Colluska House, Dalmally, Argyll, PA33 1AE

Modern detached villa with open plan layout set on large plot. Located on the edge of Dalmally village with dramatic mountain views and walking distance to the local train station that connects to Glasgow and Oban. Family lounge diner with French doors leading out on to the rear patio, kitchen diner with dual aspect views, utility room, study, WC on the ground floor. 4 bedrooms with master ensuite, family bathroom and viewing gallery/reading space on the first floor. The property further benefits from a recently added front porch, new high performance exterior doors, an integral garage with new power up and over Hormann door, private driveway for multiple vehicles, woodburning stove, LPG central heating, under floor heating to the bathrooms, well stocked front and rear gardens, patio and bbq areas, summer house, garden shed, polytunnel and 2 wood stores.




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Front porch and Entrance hall (4.8m x 3.5m)

Recently added insulate front porch with Dovista high performance insulated exterior door, 2 double glazed windows and motion sensor exterior lights to welcome you home. Bright welcoming hallway with access to all ground floor rooms, recently installed window blinds, under stair storage, tiled flooring, pure wool runner to the feature staircase that split to either side of the first floor landing and access to open plan viewing gallery/reading area.

Lounge diner 7.4m x 2.9m

Bright spacious room with Junkers solid beech flooring, wood burning stove with Caithness flagstone hearth and cast iron mantelpiece. views to the rear, central heating radiator, ample space for furniture, feature pendant light, TV and phone points. Dining area located off the kitchen with recently installed Dovista triple glazed French doors leading out on to the rear patio and garden beyond.

Kitchen diner 6.9m x 3.8m

Bespoke kitchen with solid beech worktops and contrasting doors, oversized central island with solid beech worktops, integrated 5 ring gas burner and under storage compartments. Tiled flooring to the kitchen area, downlights, mixture of cream shaker effect units and gloss wood effect units, inbuilt shelving and book shelf, space for fridge freezer, inbuilt dishwasher, inbuilt double oven and ceramic with chefs mixer tap. Access to utility area and lounge diner. Dining area of open plan kitchen with Junkers solid beech flooring, feature drawdown pendant lighting ample space for sideboards, dining furniture or soft sofas to create a relaxing day room and mountain views to the front.

Utility room 2.8m x 1.8m

Located off the kitchen with cream wall and floor units, stainless steel 1 ½ bowl sink and mixer tap, tiled flooring and splashbacks, space and plumbing for white goods, a recently installed Dovista high performance insulated exterior door leading to the driveway side of the building and interior door leading to integral garage.

Integral garage 5.4m x 2.8m

A recently installed Hormann insulated up and over garage door with power, concrete base, loft storage above, hot water tank and gas boiler located here, clothes pulley, ample shelving and power points for extra white goods.

Study 3.8m x 2.1m (at longest point)

L shaped study with views to the front, central heating radiator, solid beech flooring, ample space for office furniture and filing. Measured at widest points.

WC 1.5m x 1.0m

White two piece suite, heated towel rail, tiled flooring and walls to dado height, extractor fan, WC, WHB and downlights.

First Floor

Gallery/reading area 3.5m x 2.0m

Open plan landing with viewing gallery/reading area, full height windows, recently installed Appeal bespoke power blinds designed for the Apex window and ease of use, Junkers solid beech flooring, ample space for reading furniture, central heating radiator, stunning mountain views, feature central beam and downlights. Loft access and storage above first floor landing.

Master bedroom 4.8m x 3.8m

Large master bedroom with en suite facilities, mountain views to the front, bespoke carpenter built oak fitted wardrobes and storage, recently carpeted, central heating radiator, ample space for freestanding bedroom furniture, tv and phone point.

En suite 2.2m x 2.1m

Modern white four piece suite, dormer window to the rear, tiled flooring with underfloor heating, tiled walls, shaving point, feature bowl sink set on solid wood vanity unit, bidet, quadrant enclosure with thermostatic shower, traditional radiator with towel rail, downlights and extractor fan.

Bedroom two 3.8m x 3.1m

Goo size double bedroom with solid beech flooring, mountain views to the front, pendant lighting, inbuilt double wardrobe and central heating radiator.

Bedroom three 3.8m x 3.0m

Double bedroom with solid beech flooring, inbuilt double wardrobe, central heating radiator, pendant lighting, neutral decor and rural views to the rear.

Bedroom four 2.9m x 2.1m

Smaller bedroom with solid beech flooring, velux window to the rear and central heating radiator. Currently used as a second home office.

Bathroom 2.9 x 2.2m

Modern white four piece suite. Good size bath with shower mixer attachment, quadrant enclosure with thermostatic shower, dual velux windows to the rear, tiled flooring with underfloor heating, tiled walls, shaving point, traditional radiator with towel rail, downlights and extractor fan.

Outdoor space

Front garden is well stocked with flower beds, bushes and shrubs, large driveway for multiple vehicles, attached garage. Fantastic rear garden several seating/patio areas, large timber garden shed with power and light (300cm x 275cm), summer house with adjacent potting shed (400cm x 200cm), polytunnel (770cm x 250cm), 2 log sheds (210cm x 210cm each), various vegetable patches, raised flower beds, country side views to the rear, property is paved all the way round with gated to enclose pets, , mainly laid to lawn, whirlygig and compost area. New exterior lighting around the house.

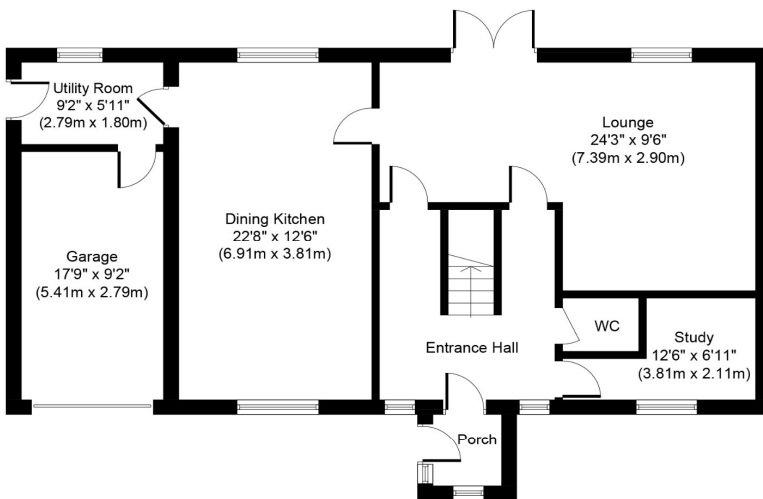
Location

The village of Dalmally is located on the Oban to Glasgow train line and as such is a popular commuter village to Oban (Approx 20 miles). The village has a great local community spirit with a purpose built community hall, doctors surgery, local shop and primary school. The near by village of Loch Awe is home to the recently refurbished Ben Cruachan restaurant and bar. This area is very popular with outdoor enthusiasts with great fishing and hill walking right on your door step.

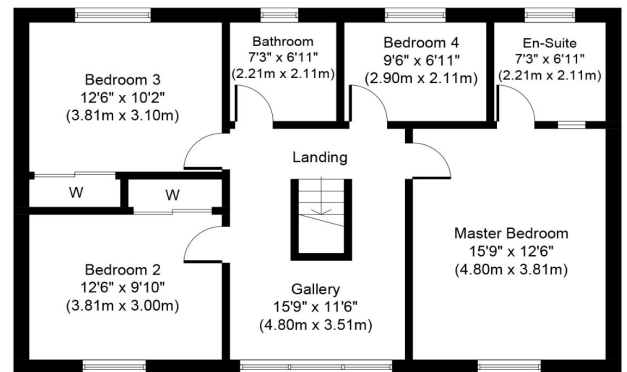
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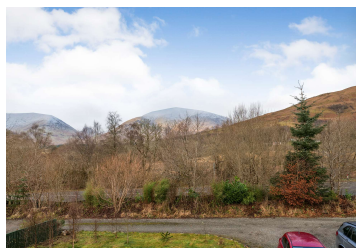
Ground Floor
Approximate Floor Area
(Including Garage)
1089 Sq. ft.
(101.2 Sq. m.)



First Floor
Approximate Floor Area
856 Sq. ft.
(79.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
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Argyll PA34 4HN

Office: 01631 561130
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