



4 Bedroom Detached House

Offers Over: £325,000

Benbuie, Old Military Road, Dalmally, Argyll, PA33 1AX

A rare opportunity to acquire an impressive, detached family home in a stunning semi rural spot. Located in the peaceful village of Dalmally with splendid mountain views and within walking distance to the local amenities and train station that connects to Glasgow and Oban. Comprising; Family lounge, open plan kitchen/dining area, 4 double bedrooms (with master en-suite), modern family bathroom, downstairs WC and utility room. This well presented property further benefits from Air Sourced central heating, under floor heating on ground floor with radiators on the first floor, linked smoke detectors, double glazing, established garden grounds, car port with electric car charger, recent garden shed with log store attached and private parking for multiple vehicles. 4G, broadband and digital TV are available.




ARGYLL
 Estate Agents

Entrance porch (1.8m x 1.4m) Inner Hallway

Inviting porch with timber exterior door with double glazed insert and opaque windows either side. Parquet effect vinyl flooring, coat hanging, boot storage. Leading to inner hallway with semi glazed interior door, carpeted flooring, stairs to the first floor. two pendant lights, good sized storage cupboard under the stairs with underfloor heating manifold, central heating radiator and a linked smoke detectors. Hallway leads to lounge, kitchen, bedroom one and WC.

Lounge 5m x 4.2m

Bright spacious dual aspect room with carpeted flooring, window views either side of the multifuel stove and a large triple window views to front. Georgian glazed French doors leading to dining area located off the kitchen. Ample room for free standing lounge furniture, tv point and downlighting.

Dining area 3.8m x 3.3m

Open plan to kitchen with sliding glazed patio doors, steps to private rear gardens. Grey oak effect vinyl flooring, downlighting, tv point and plenty room for freestanding dining furniture.

Kitchen 4.53m x 3.30m

Open plan, modern kitchen with a snug area that could easily host a breakfast seating area if desired. Window views to rear gardens. U-shaped kitchen with wall and base units, wine racks, cookery book shelving and corner units, granite effect worktops, inbuilt dishwasher, inbuilt oven and grill and 5 ring gas hob with extractor hood above. Mosaic style tiled splashbacks, grey oak effect vinyl flooring, space for plumbing and white goods, stainless steel sink with mixer tap and downlighting throughout.

Utility room

Located off the kitchen with grey oak effect laminate flooring, timber exterior double glazed door to rear gardens, space and plumbing for white goods, stainless steel sink with twin taps, base units and shelving, pendant lighting, extractor fan, storage cupboard housing hot water tank and shelving.

Bedroom One 3.86m x 3.25m

Sizeable ground floor double bedroom (currently used as a gym) with triple window views to the front. Parquet effect vinyl flooring, thermostatic control for downstairs underfloor heating, downlighting and socket points.

WC 1.8m x 1.1m

White two piece suite, vinyl flooring and tiled walls to dado height, towel hooks, WC, WHB and flush ceiling lighting.

First Floor Landing

Carpeted staircase leading to first floor accommodation. White balustrade, Velux window above, pendant lighting, central heating radiator, linked smoke detector, wall shelving and loft hatch access.

Bedroom Two 3.83m x 3.25m

Spacious bedroom with en-suite facilities and dressing area. Dormer Window views to front and mountains beyond. In built mirrored double wardrobe, carpeted flooring, tv point, pendant lighting, central heating radiator and socket points. Ample room for free standing bedroom furniture.

En Suite 2.1m x 1.63m

Three piece suite with WHB, WC and large electric quadrant shower with wet wall splashbacks. Tasteful patterned vinyl flooring, tiled walls to dado height, extractor fan, downlighting, heated towel rail with lighting above with shaver point.

Bedroom Three 2.95m x 2.79m

Small double bedroom with carpeted flooring and velux window views to rear, central heating radiator, pendant lighting, socket points and space for freestanding bedroom furniture.

Bedroom four 6m x 3.31m

Large, spacious double bedroom with Velux windows to rear and delightful dormer window views to the front garden and mountains beyond. Plenty of space for free standing bedroom furniture. Two twin inbuilt mirrored wardrobes, two central heating radiators, carpeted flooring, pendant lighting, tv point and socket points.

Family bathroom 2.1m x 1.9m

Modern white three piece suite with modern WHB, WC, bath with wet wall splashback, thermostatic shower above and bifold pull out screen. Velux window to the front, tiled walls to dado height, chequered pattern vinyl flooring, heated towel rail, wall mounted illumination mirror, shaver and toothbrush point, downlighting and extractor fan.

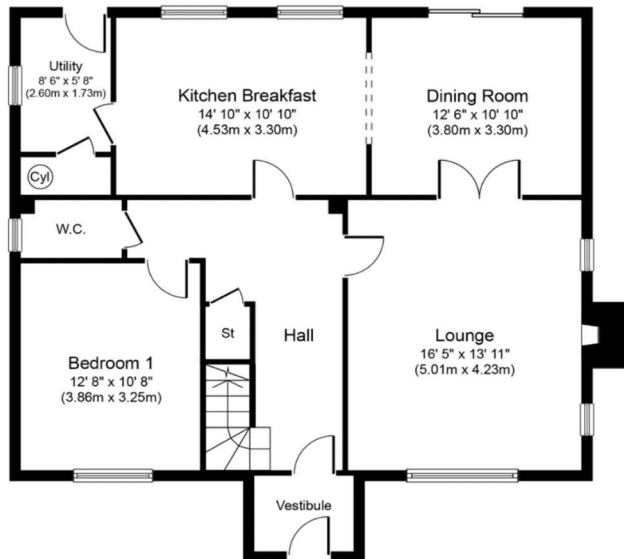
Outdoor space

The property welcomes you to private parking for multiple vehicles on riverbed stone chips. There is a car port and sizeable garden grounds to the front and side. To the side there is a chicken run and recent shed with log store. Mainly laid to lawn in front garden with established trees, shrubs, bushes and annual flowering perennials. To the rear lies a wheelchair accessible ramp, vegetable plots and framed planters. An abundance of wildlife visits this woodland garden regularly

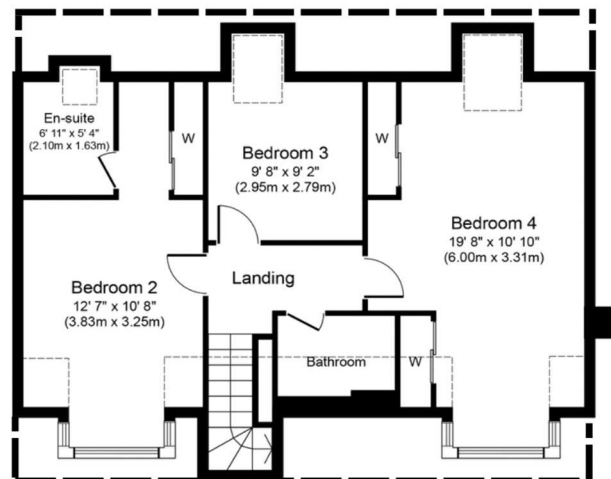
Location

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.

Thinking of selling or switching agents?



Ground Floor
Approximate Floor Area
957 sq. ft.
(88.9 sq. m.)



First Floor
Approximate Floor Area
728 sq. ft.
(67.6 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.

Copyright V360 Ltd 2023 | www.houseviz.com



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

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

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



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

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents