

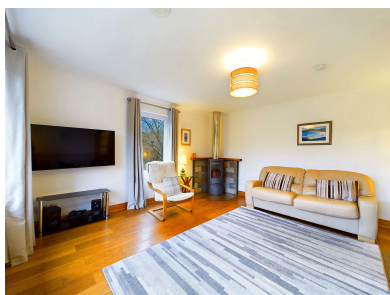


## 4 Bed Detached House

Fixed Price: £389,000

Tigh Na Seileach, Kilmichael Glen, by Lochgilphead, Argyll

Idyllic and spacious, West Highland retreat. Stunning 4 Bed (3 En-suite) family home laid out over two bright and airy floors. Enjoy comfort and warmth with underfloor heating, wood-burner cosy lounge, open-plan kitchen/diner to raised deck area and the extensive garden with wildlife visiting regularly. Secure gated parking and integral garage, perfect for motoring and outdoor enthusiasts. Viewings essential to fully appreciate this bespoke and energy efficient family home. Additional benefits include an oil central heating system with underfloor heating on the ground floor and radiators to the first floor, a heat recovery ventilation system (MHRV) circulating heat and fresh air to all rooms, Cabrio Velux balconies in the first floor bedrooms providing stunning views and natural light, double glazing, solid oak interior doors and facings throughout. EPC rating C76 - Council Tax band E.



  
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#### Entrance porch / Hallway

Light and bright entrance porch with UVPC door with decorative glazed inserts, window to side, coat hooks, space for outdoor footwear, tiled flooring and pendant lighting. Plenty of space for hallway furniture, pendant lighting, linked smoke detectors and socket points.

#### Lounge 4.48m x 4.36m

Welcoming family living area with dual aspect garden views. Handsome corner wood burning stove with exposed flue providing focal point in this cozy room. Plenty of space for freestanding lounge furniture, engineered oak flooring, pendant lighting, wall mounted tv point and ample socket points.

#### Kitchen/Diner 7.06m x 3.30m

Bright and spacious room for entertaining with access to the rear deck and gardens. Oak shaker style wall and base units with contrasting granite effect worktops. Various storage options throughout including display shelving. Space and plumbing for freestanding white goods. Rangemaster cooker with 5 burner gas hob, double electric oven and grill. Rangemaster extractor hood with lighting, tiled splashbacks, stainless steel sink with mixer tap and window to rear. Large pantry cupboard with shelving providing ideal storage space for culinary ingredients and equipment. LED strip lighting, socket points and tiled flooring. Semi open plan dining area with space for a large table, chairs and dining furniture. Pendant lighting, tiled flooring, window views to the side, French doors to the rear decked terrace with countryside and garden views.

#### Utility Room 4.06m x 1.65m

Adjacent to the kitchen with entry door from rear raised decking. Tiled flooring, matching base units with space and plumbing for white goods. Clothes pulley, window view to rear gardens, stainless steel sink, storage area housing hot water tank, central heating radiator, socket points and pendant lighting.

#### Bedroom One 3.51m x 3.29m

Good sized double bedroom on ground floor with garden patio access through French doors and an ensuite shower room. Oak effect laminate flooring, double inbuilt mirrored wardrobes, pendant lighting and socket points. Ample space for freestanding bedroom furniture.

#### Ensuite 2.37m x 1.27m

Three piece suite with thermostatic shower, glazed screen, WHB and WC. Tiling to walls with decorative dado detailing. Tiled flooring, flush ceiling lighting, shaver point with lighting and two wall mounted towel rails.

#### Bedroom Two 3.64m x 3m

Good sized double bedroom on ground floor with window views to front. Triple inbuilt wardrobes with partial mirrors. Carpeted flooring, pendant lighting and ample space for freestanding bedroom furniture.

#### Study 3.21m x 2.63m

Ideal home office with oak effect laminate flooring, window to front gardens, pendant lighting, inbuilt cupboard, under stairs storage, wall shelving and purpose built desk area with worktop space.

#### Family bathroom 2.40m x 1.81m

Modern three piece suite with p-shaped jacuzzi bath, overhead thermostatic shower, WHB and WC. Opaque window to rear, tiling to floor and contemporary designed wall tiling. Flush ceiling lighting illuminated mirror with shaver point above the WHB and heated towel rail.

#### First floor

Carpeted staircase with steel handrail and glazed balustrade to first floor accommodation. Landing has delightful snug reading area with natural light from the Velux above and space for furniture. Wall mounted TV point, central heating radiator, socket points and pendant lighting.

#### Bedroom Three 5.01m x 3.85m

Spacious double bedroom on first floor with ensuite facilities, an abundance of natural light from two side windows and impressive Cabrio Velux which folds out to create a balcony arrangement. Superb spot to enjoy some quiet reading time with garden and river views. Dressing area with large inbuilt wardrobe with eaves storage, rails and shelving. Carpeted flooring, USB socket points, bedside light switches, pendant lighting and central heating radiator. Plenty of space for freestanding bedroom furniture.

#### Ensuite 2.54m x 2.27m

Three piece suite with large thermostatic walk-in shower enclosure with contemporary curved screens. Inbuilt WHB and WC with storage cabinets and counter space. Velux to rear, flush ceiling lighting and vinyl flooring.

#### Bedroom Four 5.01m x 3.87m

Fantastic second double bedroom on first floor with matching Cabrio Velux balcony window to rear and ensuite shower room. Access to walk in loft storage space. Plenty of room for freestanding bedroom furniture. Carpeted flooring, pendant lighting, central heating radiator and ample socket points.

#### Ensuite 2.52m x 2.26m

Three piece suite with electric enclosure with glazed screen. Inbuilt WHB and WC with storage cabinets and counter space. Velux to rear, flush ceiling lighting and vinyl flooring.

#### Loft Space 4.16m x 4.16m

Walk-in room offering significant storage space or potential for conversion to annex accommodation (previous planning permission for exterior stairs available). Floored, LED strip lighting, Velux to rear and isolated power switchboard.

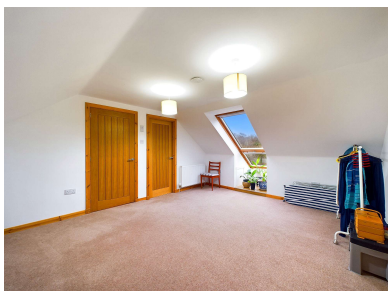
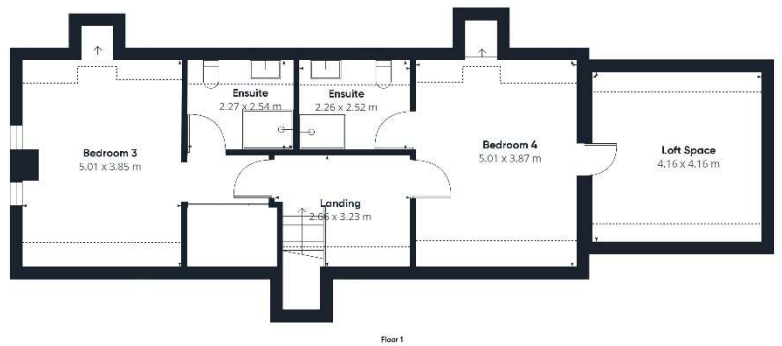
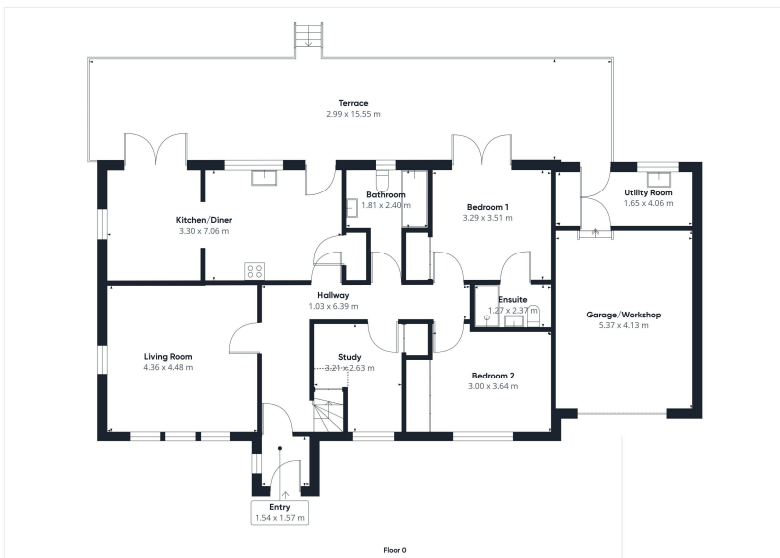
#### Garage/Workshop 5.37m x 4.13m

Large and functional integral garage/workshop with concrete base, power and light. Remote controlled electronic roller doors and integral pedestrian access via utility room. Space for vehicles, work benches and plenty storage. Strip lighting, socket points and various hooks.

#### Outside

Gated entrance to large stone chipped private driveway with space for multiple vehicles/boat storage. The entire boundary is enclosed with a mix of timber and stock fencing creating a safe environment for children and pets to roam free. Lawn areas to front and side with bordering established trees and annual flowering shrubs such as Azealia's and Honeysuckle providing inviting habitat for local wildlife such as red squirrels and native birds. Garage/Workshop remote controlled entrance to front with pedestrian door to rear. Timber log shed and store to side with oil tank and central heating boiler. Outside tap and slabbed pathways. Ramp with stainless steel and glass balustrade to front entrance. On the other side of the property there is a stone chipped veg growing area with various raised planters. Rear gardens have vast lawn area with drying green leading to the banks of the River Add. A delightful spot surrounded by mature trees and shrubs. The property benefits from a spacious raised terrace at the rear with step access in two locations. A mix of timber and glazed balustrade with brick built bbq shelter. Access to rear of house via French doors at dining room, main door at kitchen, utility/garage and bedroom one.

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