



4 Bed Detached House

Guide Price: £280,000

Shuna Cottage, 18 The Glebe, Kilmelford, Argyll, PA34 4XF

Wonderful family home set in a peaceful location with beautiful wrap around gardens and detached garage/workshop. Shuna Cottage represents an exceptional choice for a wide range of homeowners with a flexible layout and semi-rural living. Ideally situated between the bustling towns of Oban and Lochgilphead, it provides convenient commuting options and access to the natural beauty and amenities this popular area offers. Scenic walks and beautiful lochs are nearby, providing endless opportunities for outdoor enthusiasts and nature lovers alike. Comprising; Lounge, good sized kitchen/diner, 4 double bedrooms, family bathroom, shower room and utility. The property further benefits from private driveway, various patio vantage points, patio doors from bedroom 4 to rear garden, oil central heating, double glazing, inbuilt storage throughout including a walk in storage room and loft space. Highspeed broadband, 4G and digital television are available.

EPC rating C70 - Council Tax band E.




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Entrance

UVPC entry door with opaque glazed insert and letterbox to carpeted hallway with pendant lighting, under the stair storage, central heating radiator, socket points and linen cupboard with hot water tank.

Lounge 5.36m x 4.12m

Light and bright living room with window views to the lovely front gardens. Carpeted flooring, marble effect fireplace with living flame gas fire, recessed display alcove with spotlighting, two central heating radiators, socket points, tv point and phone point.

Kitchen/Diner 4.67m x 2.92m

Good sized open plan room with ample space for table and chairs in the dining area and dual window views to rear gardens. Oak shaker style wall and base units with ample worktops and tiled splashbacks. Inbuilt double oven. Neff 4 zone hob and extractor hood above. Stainless steel sink with mixer tap, tile effect vinyl flooring, space and plumbing for white goods, central heating radiator, socket points. Open plan to utility and door to side garden with drying green.

Utility 2.39m x 1.41m

Matching wall units and contrasting worktop, space and plumbing for white goods and window to rear gardens, UVPC door to side of property with opaque glazed insert, coat hooks and room for outdoor footwear.

Bedroom Four 3.35m x 3.00m

Good sized room with glazed patio doors to the rear gardens and seating area. Carpeted flooring, space for freestanding furniture, central heating radiator, pendant lighting and socket points.

Bedroom Three 3.14m x 3.03m

Double bedroom with window views to the front gardens. Carpeted flooring, ample space for freestanding furniture, socket points and central heating radiator.

Shower Room 1.82m x 1.69m

Three piece suite with thermostatic shower in a large quadrant enclosure, WHB and WC. Mosaic wall tiles, opaque window to side of the property, chrome handrails, non-slip flooring, central heating radiator, extractor fan and spotlighting.

First Floor

Carpeted staircase with timber balustrade to first floor accommodation. Velux from above, loft hatch access, smoke detector, flush ceiling light and central heating radiator.

Bedroom One 4.07m x 3.46m

Spacious double bedroom with quadruple inbuilt mirrored wardrobes. Velux to the front, carpeted flooring, pendant lighting, central heating radiator and socket points. Plentiful space for freestanding furniture.

Bedroom Two 4.06m x 3.03m

Good sized double bedroom with triple inbuilt mirrored wardrobes. Velux to the front, carpeted flooring, pendant lighting, central heating radiator and socket points. Plentiful space for freestanding furniture.

Bathroom 2.65m x 1.76m

Three piece suite including; Bath with shower attachment, WHB and WC. Tiled splashbacks, vanity shelf, central heating radiator, heated towel rail, mosaic effect vinyl flooring, Velux to rear with countryside views, mirrored wall cabinet, flush ceiling light and extractor fan.

Storage room 2.01m x 1.49m

Walk in storage cupboard with a central heating radiator, carpeted flooring, coat hooks and pendant lighting. This space could be utilised as a walk in wardrobe or home office/craft room. Adding a Velux window would bring this space to life.

Detached Garage 5.16m x 4.11m

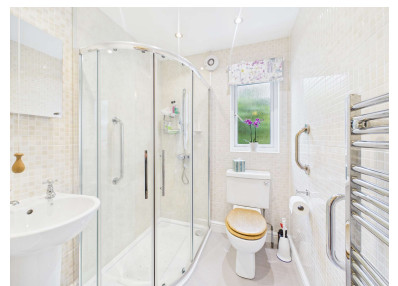
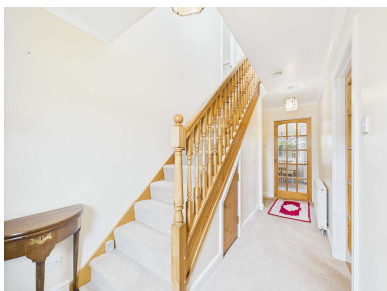
Good sized garage/ workshop with up and over vehicle door and side pedestrian access. Block and render built with window to side, concrete base, power and light. Ample hooks, shelves and space for workbenches.

Grounds

Charming wrap around gardens with various fenced and gated areas creating safe zones for kids and pets. Front boundary has pretty sandstone wall with gated entrance. Driveway has slabs and decorative stone chips with space for multiple vehicles. Gardens mainly laid to lawn with various established annual flowering shrubs and perennials in abundance such as Hosta's, Azaleia, Hydrangea and Peony Roses. Planting borders around the front and rear of the property with slabbed pathways and gravel areas providing additional planting and seating space. Apple and plum trees in the rear with patio area ideal for family BBQs and relaxing in the sun. Drying area with rotary dryer and external tap.

Location

The small, picturesque village of Kilmelford stands at the head of sheltered Loch Melford on the west coast of Scotland, approximately 16 miles south of Oban and around 21 miles from Lochgilphead. It is positioned in an outstanding area of natural beauty. Kilmelford enjoys a thriving community life. Kilmelford and the nearby area offers a range of amenities. The busy town of Oban boasts a good variety of supermarkets, D-I-Y stores, a few high street shops plus independent shops and beauty salons. The Cuilfail Hotel in the village, which has been awarded a place in the "Britain's Best Real Heritage Pubs", sells good Scottish food using local ingredients. The Gunpowder Café and bar at Melfort holiday village (3 miles) offers licenced lunch and dinner service and hosts music nights. Ardfert village (9 miles) has a 17th Century Inn and there is a cafe in the village. The 4 star Loch Melford Hotel (3.9 miles) provides a luxury dining experience and also has a bistro. Knipocho Hotel restaurant (9 miles) is another high-end restaurant within easy reach of Kilmelford. Oban has a wide range of bars and restaurants offering everything from takeaways to fine dining experiences.



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