

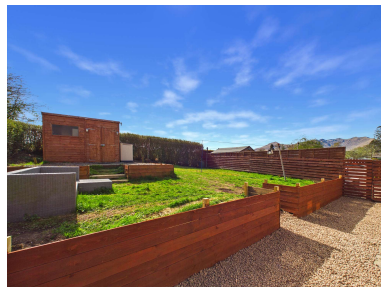


3 Bed End Terraced House

Guide Price: £150,000

12 Glenview, Dalmally, Argyll, PA33 1BE

Well presented family home, benefiting from air source central heating and a wood-burning stove, along with private driveway, front and rear enclosed gardens ideal for children and pets. Set within the peaceful and popular semi-rural village of Dalmally. Glenview is conveniently located close to local amenities including a shop, community hall, doctors' surgery, pharmacy, primary school and playpark. The nearby Ben Cruachan Inn at Loch Awe (approx 3 miles) provides award-winning dining, while Dalmally train station and local bus routes offer regular connections to Glasgow and Oban. The vibrant towns of Inveraray and Oban provide a wider range of shops, restaurants and amenities. The accommodation comprises an open plan lounge/diner, modern kitchen, small double bedroom and a recently upgraded family bathroom on the ground floor with two further double bedrooms on the first floor. The property also benefits from recent exterior wall render, insulation upgrades, double glazing, ample storage throughout, garden shed and multiple seating areas. Highspeed broadband, 4G and digital television services are available. EPC rating D60 – Council tax band B.




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Entrance Hallway 3.73m x 1.96m

Accessed via timber storm doors to a uPVC door, the welcoming entrance hallway offers ample space for footwear and coat storage, including a useful understairs storage space. The hallway benefits from central heating, modern LED lighting and power sockets. Carpeted stairs lead to the first floor accommodation.

Lounge/Diner 5.92m x 3.48m

A bright and spacious open plan living area with dual aspect windows to the front and rear, allowing for excellent natural light. The focal point of the room is a wood-burning stove set centrally, complete with an oak beam mantle and slate hearth. The space offers ample room for both lounge and dining furniture, with an open access leading through to the kitchen from the dining area. Finished with laminate flooring, modern LED lighting, two central heating radiators, power sockets and a wall mounted TV point.

Kitchen 3.70m x 2.10m

Fitted with bespoke oak effect matching wall and base units, offering ample storage and worktop space. There is space and plumbing for white goods, along with additional space suitable for an American-style fridge/freezer. Integrated appliances include a four-zone electric hob with oven and grill. The room features tiled splashbacks, a stainless steel sink with swan neck mixer tap, tile effect vinyl flooring, spotlighting and power sockets. Window views and door access to the rear garden.

Bedroom Three 2.70m x 2.43m

Compact double bedroom located on the ground floor adjacent to the family bathroom, currently utilised as a home office. The room benefits from a front facing window providing natural light, along with an inbuilt wardrobe for storage. Finished with carpet flooring, pendant lighting, central heating radiator, power sockets and space for freestanding furniture.

Family Bathroom 3.09m x 1.56m

Stylish fully tiled bathroom with white three-piece suite comprising bath with shower and screen above, wash hand basin and WC. The room benefits from dual aspect opaque windows to the side and rear, providing natural light and privacy. Finished with tiled walls, including mosaic detailing around the bath area, and tiled flooring. Additional features include a heated towel rail, flush ceiling lighting and an extractor fan.

First Floor

Carpeted staircase leads to the first floor landing, complete with timber balustrade. A Velux window to the rear provides natural light, with additional features including loft hatch access and pendant lighting.

Bedroom One 4.60m x 3.52m

Spacious double bedroom featuring dormer window to the front, allowing for good natural light. The bedroom offers ample space for freestanding furniture, carpeted flooring, a central heating radiator, power sockets, pendant lighting and decorative wallpaper to one wall.

Bedroom Two 3.97m x 3.48m

Comfortable double bedroom with windows to the side providing good natural light. The room offers plenty of space for freestanding furniture and is finished with carpet flooring, a central heating radiator, power sockets, pendant lighting and a feature wallpapered wall.

Grounds

Private stone chipped driveway providing off-street parking for 2 vehicles, with a front garden mainly laid to lawn and a slabbed pathway leading to the front door, complemented by easily maintained stone chipped borders. To the rear, the garden is fully enclosed with timber fencing, ideal for children and pets, and includes a stone chipped area directly outside the kitchen with space for seating, a lawn set on a second level defined by timber fencing, stone chipped seating area and a timber shed suitable for tools and bikes.

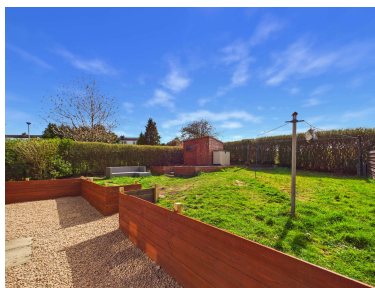
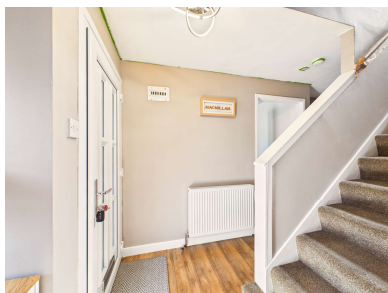
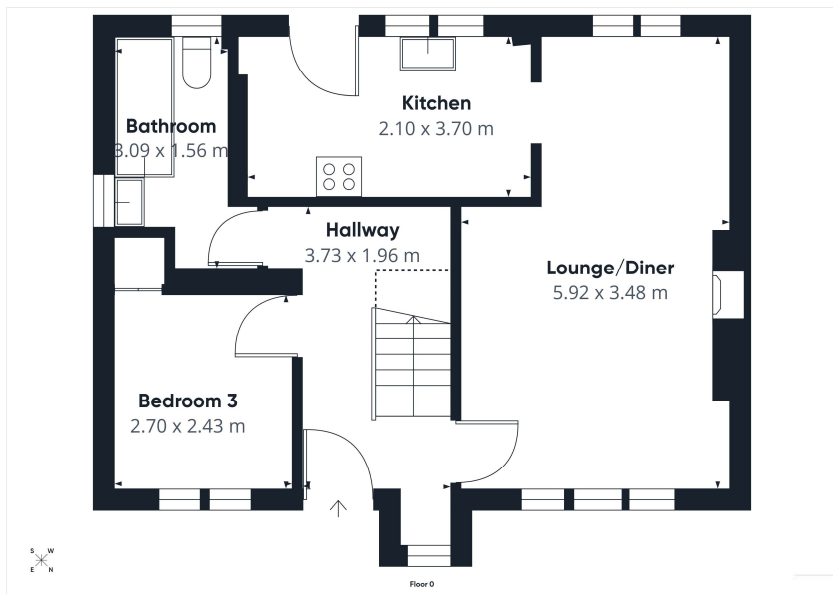
Location

The village of Dalmally is situated on the Oban to Glasgow train line and is therefore a popular commuter location for Oban (approximately 22 miles away). The village benefits from a strong community spirit and offers a range of local amenities including a purpose-built community hall, doctors' surgery, local shop and primary school. The nearby village of Loch Awe is home to the award-winning Ben Cruachan restaurant and bar. The surrounding area is particularly popular with outdoor enthusiasts, offering excellent opportunities for fishing and hill walking right on your doorstep.

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