



## 2 Bed Semi Detached Cottage

Guide Price: £240,000

1 Achinreir Cottage, Barcaldine, by Oban, Argyll, PA37 1SF

Charming traditional cottage that has been extended and renovated to a very high standard. Set within a peaceful semi-rural setting, presented in excellent condition with contemporary finishes throughout. This delightful home features vaulted ceilings, good size gardens and a scenic outlook, creating a bright and inviting home that will appeal to a wide range of buyers. The flexible layout includes a welcoming lounge with feature wood burner, a well-equipped kitchen, spacious master bedroom benefiting from a Jack and Jill bathroom featuring a roll top bath, dining room which could alternatively be utilised as a second bedroom offering direct access to a small patio and rear garden. Further benefits include LPG central heating with underfloor heating and recent boiler. The 2017 renovation process included stripping back to the bare walls then insulating and upgrading to high standard throughout the interior with new double glazed windows installed 2023. Set within generous gardens with a private driveway with ample parking, a log store and garden shed. EPC rating E51 - Council tax band C.



  
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#### Entry 1.92m x 1.74m

Tiled entrance hallway with dirt catcher mat at UPVC front door, storage cupboard, vaulted ceiling with skylight window and pendant lighting.

#### Lounge 4.53m x 3.19m

Delightful room with vaulted ceiling and skylight window above, along with windows to the front fitted with inbuilt shutter blinds. Feature wood burning stove with exposed flue positioned centrally within the space, carpeted flooring, feature pendant lighting, wall mounted TV point, sockets and alcove book shelving. Access through to the dining room/bedroom two and kitchen.

#### Kitchen 3.91m x 2.39m

Well equipped kitchen with oak shaker style wall and base units, offering a range of storage options including pull-out cabinets with multiple shelves, ideal for organised pantry storage. Integrated electric oven/grill at mid level, five-zone gas hob with extractor hood above. Space and plumbing for additional white goods. Feature tiled splashbacks, designer handles and ample worktop space. Dual windows to the rear, vaulted ceiling with skylight window, tiled flooring, feature pendant lighting and sockets.

#### Dining Room/Bedroom Two 4.04m x 3.09m

Currently utilised as a dining room by a single occupier that could easily serve as a second bedroom if desired. Full height windows to the side with shutter-style blinds and patio doors to a small rear patio with steps down to the garden. Laminate flooring, electric heater, space for freestanding furniture, sockets and glazed French doors through to the lounge.

#### Bedroom One 4.51m x 3.32m

Spacious master bedroom with fitted wardrobes and a window to the front fitted with inbuilt shutter blinds. Ample space for freestanding furniture. Vaulted ceiling with skylight window, carpeted flooring, sockets and access to the Jack and Jill ensuite bathroom.

#### Bathroom (Jack & Jill) 2.76m x 1.91m

Designer bathroom with recently fitted four-piece suite comprising roll top bath, thermostatic shower enclosure, wash hand basin and WC. Window to the rear with shutter-style blinds. Metro tile splashbacks, tiled flooring, vaulted ceiling with skylight window and feature pendant lighting. Access to both the hallway and bedroom one.

#### Grounds

Good size stone chipped driveway and parking area providing space for multiple vehicles. Generous lawn areas extend to the front, side and rear. To the front, there are plum and apple trees lining the driveway, creating a peaceful setting with birdsong often heard. A log store is located to the front of the house. To the rear, there is a stone chipped drying green with wash poles, a garden shed, and stone chipped pathways leading to a raised slabbed patio seating area, ideal for outdoor enjoyment.

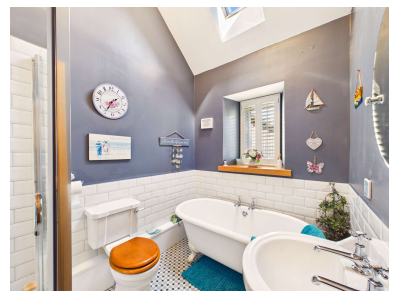
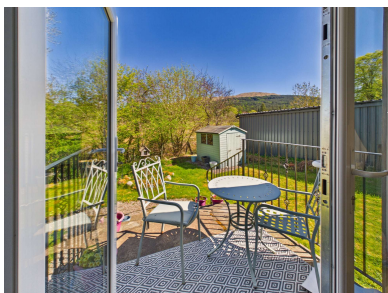
#### Location

The village of Barcaldine is situated approximately 11 miles north of Oban and 32 miles south of Fort William on the A828, offering a convenient and scenic position along the west coast. The historic Barcaldine Castle lies around 2.5 miles from the village. The surrounding area is renowned for its natural beauty, with excellent cycle paths, country walks and extensive recreational woodland virtually on the doorstep. Oban, a vibrant coastal town, provides a wide range of shopping, commercial and leisure facilities, along with primary schools, a highly regarded secondary school, medical centre, modern hospital and leisure centre. Known as the "Gateway to the Isles," Oban is a popular tourist destination with an attractive seafront and busy harbour, from which Caledonian MacBrayne ferries operate regular services to the Inner and Outer Hebrides.

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