

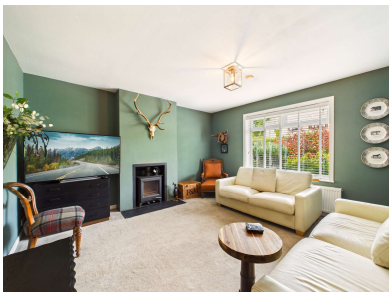


## 3 Bed Semi Detached Bungalow

Guide Price: £240,000

Bruach, Slockavullin, Kilmartin, Argyll, PA31 8QG

Beautifully presented family home which has been thoughtfully upgraded by the current owners and now benefits from an energy-efficient air source central heating system, a recently installed multi-fuel stove and a good size detached timber garage/workshop with private parking to side. Enjoying a peaceful semi-rural setting within the popular hamlet of Slockavullin within the historic Kilmartin Glen with renowned standing stones and cairn sites. This one level living property offers modern décor throughout, attractive countryside views and a wonderful balance of comfort and practicality while combining modern comfort with a picturesque location. Consisting of a family lounge, recently installed dining kitchen, 3 double bedrooms and a modern shower room. Further benefits include double glazing, loft storage, ample storage, oak interior doors, additional resident parking, feature stream, attractive landscaped garden grounds to the front and rear. High-speed broadband and digital television services are available. EPC Rating D65 - Council Tax Band C.



  
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#### Entrance Hall 4.64m x 1.16m

Bright and welcoming entrance hall accessed via an entrance door. The space features LVT Moduleo flooring, contemporary ceiling lighting, loft access and a central heating radiator, creating an inviting first impression upon entering the home.

#### Lounge 4.17m x 4.10m

Bright and comfortable lounge enjoying pleasant views towards the stream and surrounding countryside to the front of the property. A recently installed multi-fuel stove provides an attractive focal point and creates a warm and cosy atmosphere throughout the room. Carpeted flooring, pendant lighting and ample space for lounge furniture.

#### Dining kitchen 3.87m x 2.95m / 3.58m x 2.34m

Superb open-plan living space forming the heart of the home. The modern shaker-style kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces. Integrated appliances include an induction hob, double oven and grill, washing machine, dishwasher and fridge freezer. LVT Moduleo flooring, flush ceiling lighting, dual aspect windows provide plenty of natural light and overlook the rear garden. The dining area comfortably accommodates a family dining table and chairs, making it ideal for everyday family life and entertaining. A contemporary vertical central heating radiator and feature pendant lighting complement the modern styling of the space.

#### Bedroom One 3.74m x 2.91m

Spacious double bedroom enjoying views over the rear garden. The room benefits from excellent floor space and natural light, creating a versatile bedroom suitable for a variety of uses, with a central heating radiator, carpeted flooring and pendant lighting.

#### Bedroom Two 3.44m x 2.83m

Well proportioned double bedroom overlooking the front garden and surrounding landscape. There is ample room for additional bedroom furnishings, carpeted flooring, pendant lighting and a central heating radiator.

#### Bedroom Three 2.93m x 2.62m

Double bedroom positioned to the rear of the property with garden views. The room offers an inbuilt wardrobe with rail and shelving, space for freestanding bedroom furniture and benefits from carpeted flooring, central heating radiator and pendant lighting.

#### Shower Room 2.43m x 1.74m

A stylish fitted shower room featuring a large thermostatic quadrant shower, wash hand basin with vanity storage beneath and WC. Finished with modern wet wall panelling, a heated towel radiator, LVT Moduleo flooring, contemporary lighting and an opaque window providing natural light and privacy.

#### Grounds

The front garden is bordered by a charming stream and features a paved pathway, mature shrubs, conifers and seasonal planting which provide colour and interest throughout the year. A private gated driveway provides off-road parking for one vehicle, complemented by additional resident parking adjacent to the property. To the rear, the landscaped garden has been thoughtfully designed to create a number of attractive outdoor spaces. Stone chipped pathway meanders up the sloping garden to the rear with level lawn area at the top enjoying serene rural views. Two delightful seating areas provide perfect spots to relax and enjoy the peaceful surroundings and countryside views.

#### Garage/Workshop 4.59m x 3.93m

A substantial detached timber garage/workshop benefiting from power and lighting, offering excellent storage, workshop space or potential for a variety of hobbies and interests. Additional outdoor features include a log store, garden shed and outdoor water supply.

#### Location

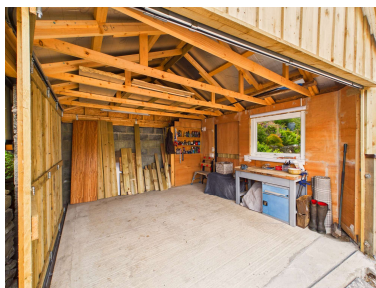
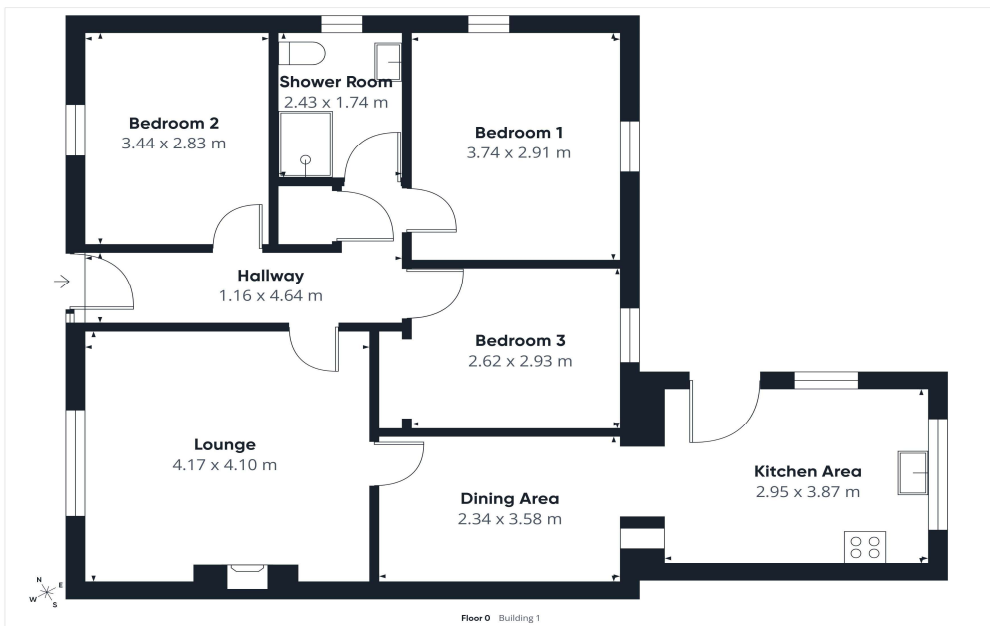
Slockavullin is a small and desirable hamlet situated approximately two miles from the historic village of Kilmartin. Renowned for its remarkable concentration of prehistoric monuments and archaeological sites, Kilmartin Glen is one of Scotland's most significant historical landscapes. The village itself offers a primary school, church, hotel, public house and the award-winning Kilmartin Museum and Café. Lochgilphead lies approximately eight miles to the south and provides a wider range of amenities including supermarkets, cafés, restaurants, healthcare services, secondary schooling and leisure facilities. The popular coastal town of Oban can be reached in around forty minutes by car, offering further shopping, transport links and attractions.

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