

4 Bed Detached House

Offers Over: £325,000

Miabank, Dalmally, Argyll, PA33 1AE

Set within a peaceful and desirable village location, this beautifully presented four bedroom family home enjoys distant mountain views. A modern property offering flexible family accommodation over two levels that will appeal to a range of buyers with ground floor living option. Comprising; Lounge with feature living flame stove, open plan kitchen/dining area with French doors to the rear garden, separate utility room, ground floor double bedroom and shower room. Three first floor bedrooms, one with en suite and a family bathroom. Further benefits include oil central heating, double glazing, excellent inbuilt storage inc loft space. Outside, easily maintained gardens with a paved patio seating area, established planting and private gravelled driveway parking accessed via a shared track add further appeal. The village primary school, doctors surgery, pharmacy, village shop, community hall, railway station and local bus services offering Oban, Inveraray Glasgow and Edinburgh connections are nearby. Broadband, 4G and digital TV availability. EPC Rating C75. Council Tax Band E.







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Entrance
Welcoming entrance porch with timber external door incorporating glazed panels and adjoining glazed side panels, wood effect laminate flooring and recessed spotlighting. Glazed internal door provides access to the hallway.

Hallway 4.86m x 2.08m
Central hallway providing access to all ground floor rooms, with carpeted flooring, recessed spotlighting, power points, oil central heating radiator and useful inbuilt storage cupboard. Carpeted staircase with timber handrail and balustrade rises to the first floor accommodation.

Lounge 5.25m x 3.57m
Bright and comfortable family lounge with large front facing window overlooking the surrounding countryside. Feature living flame stove set on a polished slate hearth with timber surround creates an attractive focal point. Carpeted flooring, decorative ceiling coving, central heating radiator, feature flush light fitting and ample space for freestanding lounge furniture.

Kitchen Area 4.32m x 2.90m / Dining Area 3.22m x 2.55m
Attractive open plan kitchen and dining area featuring an extensive range of oak shaker style wall and base cabinets with complementary worktops, metal handles and useful larder cupboard. 1 ½ bowl stainless steel sink with drainer with mixer tap, Smeg range cooker incorporating 6 ring gas hob and large electric oven below. Matching Smeg extractor with stainless steel splashback, integrated dishwasher and inbuilt fridge/freezer. Tiled splashbacks, slate effect laminate flooring, spotlighting, central heating radiator and breakfast bar.
The dining area provides ample space for a family dining table and additional freestanding furniture, matching flooring and double galzed French patio doors opening directly onto the rear patio and garden.

Utility Room 2.98m x 1.87m
Practical utility room with matching oak shaker style base cabinets, complementary worktops and stainless steel sink with drainer. Space and plumbing for white goods, oil fired central heating boiler, tiled splashbacks, extractor fan and traditional clothes pulley. Slate effect laminate flooring, pendant lighting, side facing window and external timber door with glazed panel providing direct access to the rear garden and drying green.

Bedroom One 3.42m x 3.09m
Comfortable ground floor double bedroom with large front facing window enjoying views towards the garden and surrounding countryside. Carpeted flooring, decorative ceiling coving, central heating radiator, pendant lighting and ample space for freestanding bedroom furniture.

Shower Room 2.12m x 1.75m
Convenient ground floor shower room comprising quadrant shower enclosure with glazed sliding doors, electric shower and tiled walls, pedestal WHB and WC. Slate effect laminate flooring, central heating radiator, shaver/toothbrush point, extractor fan and recessed spotlighting. White wall tiles to dado height and opaque window to the side provides natural light and privacy.

First floor
Carpeted staircase with timber handrail and balustrade rises to the first floor landing, featuring a rear facing Velux rooflight. Carpeted flooring, recessed spotlighting and three useful inbuilt storage cupboards.

Bedroom Two 5.07m x 3.20m
Principal bedroom featuring en suite facilities and a front facing dormer window with pleasant views towards the surrounding countryside. Carpeted flooring, central heating radiator, pendant lighting and mirrored door inbuilt wardrobes providing excellent storage. Ample space for additional freestanding bedroom furniture.

Ensuite Shower Room 2.01m x 1.49m
Private ensuite comprising thermostatic shower enclosure with glazed door, pedestal WHB and WC. Tiled splashbacks, slate effect laminate flooring, central heating radiator, shaver/toothbrush point, extractor fan and recessed spotlighting. Front facing Velux rooflight provides natural light.

Bedroom Three 4.21m x 3.39m
Comfortable double bedroom with front facing dormer window overlooking the surrounding countryside. Carpeted flooring, central heating radiator, pendant lighting and mirrored door inbuilt wardrobes. Ample space for additional freestanding bedroom furniture.

Bedroom Four 2.87m x 2.45m
Small double bedroom or home office with rear facing Velux rooflight overlooking the garden. Carpeted flooring, central heating radiator, pendant lighting and space for freestanding bedroom furniture.

Family Bathroom 2.29m x 1.97m
First floor family bathroom comprising bath with tiled splashbacks, pedestal WHB and WC. Slate effect laminate flooring, central heating radiator, extractor fan, shaver/toothbrush point and recessed spotlighting. White tiles to dado height, rear facing Velux rooflight providing natural light and ventilation.

Grounds
Miabank enjoys an attractive semi rural setting surrounded by established trees, colourful shrubs and an abundance of local wildlife visiting, with distant mountain views adding to the appeal. Accessed from the main village road via a shared track, the property benefits from a private gravelled driveway providing secure off road parking. A slabbed side path leads to the rear garden. A delightful paved patio seating area features a curved retaining wall with raised planting beds, providing an excellent space for outdoor furniture, dining and relaxation. Beyond the patio lies an easily maintained lawned garden, bordered by fencing, mature trees and established shrubs, creating a pleasant and sheltered outdoor setting.

Location
Dalmally is a picturesque Highland village situated at the eastern end of Loch Awe, surrounded by beautiful mountain scenery and countryside. The village offers a primary school, local shop, doctor's surgery, pharmacy, community hall and children's playpark, together with an active village community hosting a variety of local events and activities. Dalmally railway station provides services towards Oban and Glasgow, while regular bus links connect the village with Oban, Inveraray Glasgow, Edinburgh and surrounding communities. The popular Ben Cruachan Inn, situated a short drive away at Loch Awe, offers food and refreshments in an attractive setting.





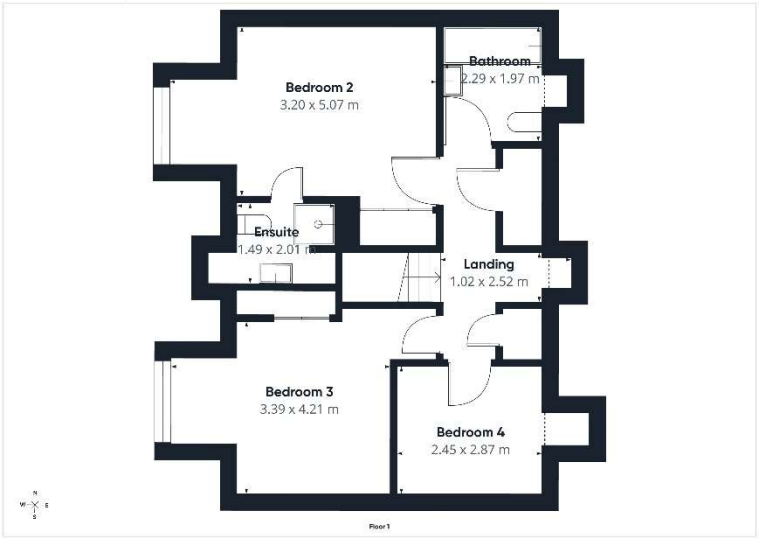









Shower Room
2.12 x 1.75 m
Utility Room
1.87 x 2.98 m
Bedroom 1
3.09 x 3.42 m
Kitchen Area
4.32 x 2.90 m
Hallway
2.08 x 4.86 m
Entry
1.75 x 1.20 m
Lounge
3.57 x 5.25 m
Dining Area
2.55 x 3.22 m
Floor 0


Bedroom 2
3.20 x 5.07 m
Bathroom
2.29 x 1.97 m
Ensuite
1.49 x 2.01 m
Landing
1.02 x 2.52 m
Bedroom 3
3.39 x 4.21 m
Bedroom 4
2.45 x 2.87 m
Floor 1







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