



10 Dalriada Place

Bridgend | by Lochgilphead | Argyll | PA31 8QA

Guide Price £210,000

Fiuran
PROPERTY

10 Dalriada Place

Bridgend | by Lochgilphead | Argyll | PA31 8QA

10 Dalriada Place is a spacious and well-presented semi-detached House located in the popular village of Bridgend. Set on a generous corner plot, the property offers well-proportioned accommodation including two double Bedrooms and an additional Office/flexible use Room, ideal for home working or other use. The property also benefits from ample living space and a bright Sun Room overlooking the garden, with panoramic countryside views beyond.

Special attention is drawn to the following:-

Key Features

- Well presented two Bedroom semi-detached House
- Entrance Porch, Hallway, 2 Bedrooms, Office/ flexible use Room
- Lounge, Kitchen, Shower Room, Sun Room
- Flexible and adaptable living space
- Generous Garden with beautiful countryside views
- Large timber Garage
- Double glazing throughout, electric heating
- Large Loft offering development potential
- All white goods included
- Private driveway offering ample parking
- Popular location, commutable to Lochgilphead & Oban
- No onward chain
- Excellent bus service to nearby Lochgilphead & Oban
- Walking distance from local primary school & village pub
- Wide variety of local walks and local historical landmarks



10 Dalriada Place is a spacious and well-presented semi-detached House located in the popular village of Bridgend. Set on a generous corner plot, the property offers well-proportioned accommodation including two double Bedrooms and an additional Office/flexible use Room, ideal for home working or other use. The property also benefits from ample living space and a bright Sun Room overlooking the garden, with panoramic countryside views beyond.

The accommodation comprises an Entrance Porch and Hallway, modern fitted Kitchen, spacious Lounge/ Dining Room, bright Sun Room offering additional living/dining space, Shower Room, two well-appointed Bedrooms with fitted wardrobes and a large Office/ flexible use Room offering an adaptable space.

The outdoor space includes a large partially enclosed garden mainly laid to grass, overlooking beautiful countryside views. A timber Garage is also included along with a driveway offering ample private parking.

In well-presented condition, 10 Dalriada Place benefits from electric wall mounted heaters along with double glazed windows.

Situated in a quiet village location the property is a short commute to Lochgilphead (South) and a further commutable distance to Oban (North).

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via private parking from the side via steps to entrance door to the front of the property or via and entrance door via steps at the rear of the property into the Sun Room.

ENTRANCE PORCH

With entrance door leading via steps from the front garden, tiled flooring, storage cupboard, and door leading to the Hallway.

HALLWAY

With carpeted flooring, large storage cupboard, wall mounted electric heater, access hatch to the loft space, and doors leading to the Kitchen, Lounge/Dining Room, Shower Room, Bedrooms and Office/ flexible use Room.

LOUNGE/ DINING ROOM 6m x 3.4m

With large window to the front elevation overlooking the garden, wall mounted electric heaters, carpeted flooring, and door leading to the Kitchen.

KITCHEN 3.2m x 2.6m

Fitted with a range of base and wall mounted storage units, contemporary work surfaces, tiled splash backs, stainless steel sink & drainer, electric built-in oven, electric 4 ring hob and extractor fan overhead, fridge/ freezer, dishwasher, washing machine, laminate flooring, storage cupboard (housing the hot water tank) door leading to the Sun Room, and window to the rear elevation overlooking the garden.



SUN ROOM 5.8m x 3.2m

With windows to all elevations overlooking the garden and countryside beyond, wall mounted electric heater, laminate flooring, internal window to the Office/ flexible use Room and French doors to the side leading to the garden.

SHOWER ROOM 2.1m x 1.8m

With white suite comprising WC and wash basin, base and wall mounted vanity units, shower enclosure with electric mixer shower over, extractor fan, electric heated towel rail, tiled flooring, and tiled walls.

BEDROOM ONE 3.4m x 2.6m

With window to the front elevation, built in wardrobe, built in desk and shelving, wall-mounted electric heater, and carpeted flooring.

BEDROOM TWO 3.4m x 2.6m

With window to the side elevation, built in wardrobe with sliding door, wall-mounted electric heater, and carpeted flooring.

OFFICE/ FLEXIBLE USE ROOM 3.4m x 3.3m

With interior window to the Sun Room, built in cupboard with sliding doors, wall-mounted electric heater, and carpeted flooring.



GARDEN

Situated within a large corner plot the property enjoys a partially enclosed garden situated in a peaceful setting overlooking countryside offering beautiful panoramic views. Partly bordered by mature trees and shrubs that provide vibrant, seasonal colour throughout the year and partly to easily maintained lawns. Included in the sale is a spacious timber Garage (with electricity supply) offering an abundance of storage. A large private driveway offers ample parking for at least three vehicles.

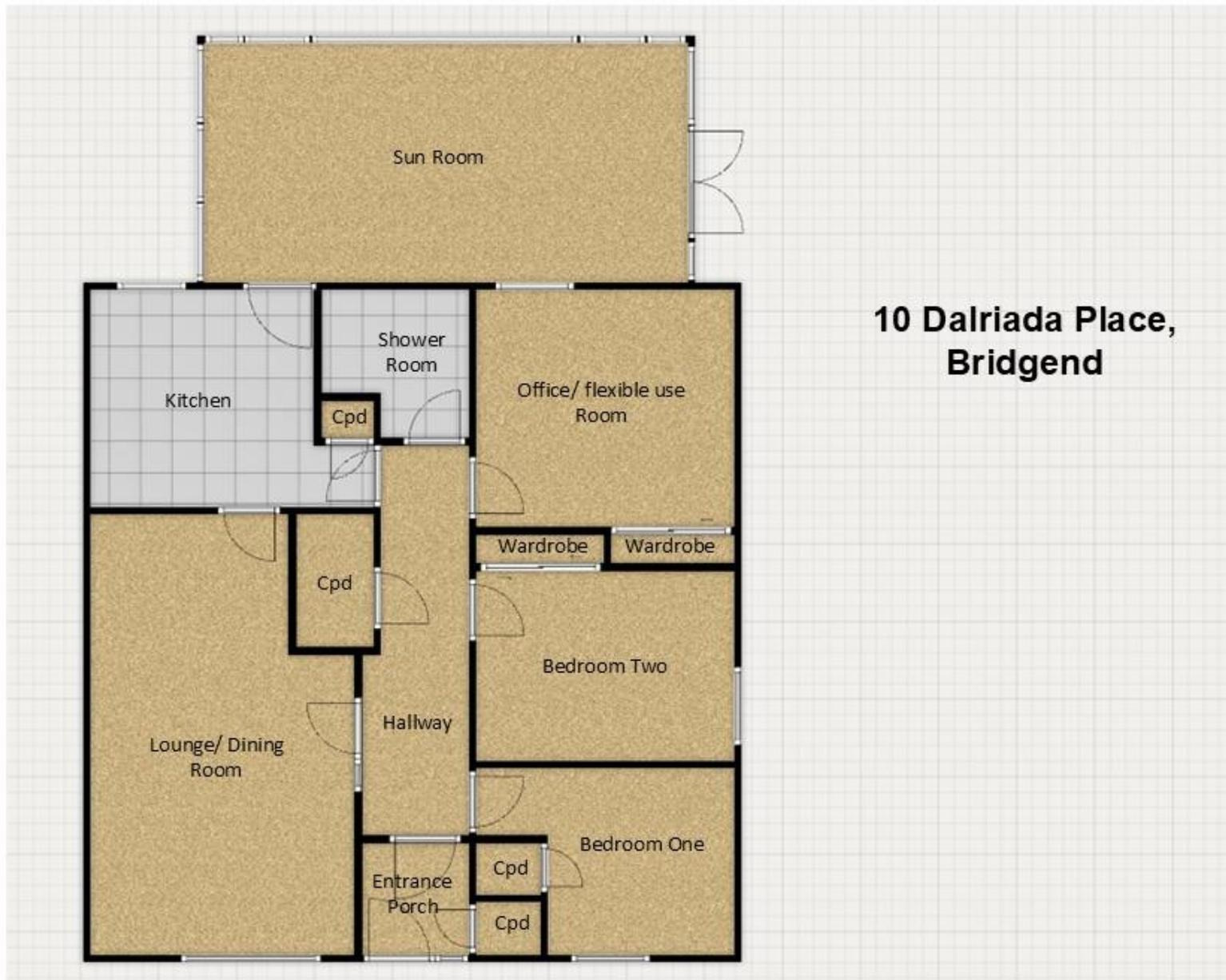
LOFT SPACE

Partially floored, with access via a Ramsay style ladder from the Hallway. Offers potential development options (subject to obtaining the relevant consents).

FIXTURES AND FITTINGS

All white goods are included in the sale. Some additional items of furniture may be included subject to further private negotiation.





10 Dalriada Place, Bridgend

For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band C

EPC Rating: D59

Gross Internal Floor Area: 96m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Bridgend/ Kilmichael is situated around 4 miles from Lochgilphead (South) and around 33 miles to Oban (North). The village boasts a popular village pub and primary schools and is located close to the nearby Kilmartin Glen which is steeped in local history. The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, supermarket, hospital, primary and secondary school, as well as a sports centre, swimming pool and public library. The local bus service connects to Lochgilphead, Oban, Inveraray and beyond.

DIRECTIONS

From Lochgilphead turn right into Bridgend/ Kilmichael from the A816. Take the second left thereafter into Dalriada Place. The property is situated to the right-hand side at the end of a quiet cul-de-sac and can be identified by the Fiuran 'for sale' sign in the garden.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.



FOR SALE
Fiuran
PROPERTY