



## 2 Bed Semi Detached Cottage

2 Dalacharn, Kilberry, By Tarbert

Guide Price: **£130,000**

Rarely available 2 bed semi detached cottage in the secluded tranquil hamlet of Kilberry. Views of the Hebrides to the rear. Located yards from the award winning Kilberry Inn. Lounge/diner, open plan to the kitchen area, two double bedrooms, family bathroom and WC. The property further benefits from off peak electric heating, double glazing, stunning sea and countryside views, nice stream running through the garden, decked area to enjoy the views and off street parking for two cars. Broadband and digital television are available.



  
**ARGYLL**  
Estate Agents

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**Lounge/diner 5.0m x 4.8m**

Bright open plan room with ample space for lounge and dining furniture, patio doors giving spectacular countryside and sea views, access to decking from patio doors, laminate flooring, panel heater, TV and phone points.

**Kitchen 3.8m x 2.1m**

Open plan kitchen to the lounge/diner has matching wall and floor units, space and plumbing for white goods, inbuilt oven, hob and hood, tiled splashbacks, views to the side overlooking the stream and laminate flooring.

**Bathroom 2.3m x 1.9m**

Mains powered shower over the bath with shower screen, WC, WHB, small storage cupboard, downlights, tiled flooring and splashbacks.

**Bedroom one 4.1m x 2.7m**

Double bedroom, inbuilt wardrobe, laminate flooring, views to the front and panel heater.

**Bedroom two 4.2m x 2.2m**

Good sized double bedroom, inbuilt wardrobe, views to the front, laminate flooring and panel heater.

**WC 1.3m x 0.7m**

WC, WHB, small frosted window and laminate flooring.

**Outdoor space**

The property has a chipped driveway suitable for two cars at the front. To the rear of the house the garden is mainly laid to lawn except for a few trees and shrubs, there is also a small stream running down the garden towards the sea. The best part of the rear garden is the decking that gives stunning views of the countryside and sea.

**Location**

Kilberry is situated mid way between Lochgilphead and Tarbert in Argyll on the scenic B8024, (30 miles of winding single-track road between Lochgilphead and Tarbert in Argyll that follows the coast around the Knapdale peninsula overlooking the Inner Hebrides).

Where you'll find deserted beaches, hidden coves and a fascinating array of wildlife. If you're feeling energetic, the B8024 is a challenging cycle route (Sustrans RN 78) but your effort will be rewarded with spectacular views of the Inner Hebrides or better still a lunch stop at the award-winning Kilberry Inn!

There are beaches at Loch Stornoway and Ormsary and just south of Kilberry, follow signs for the Coves on foot to find a secluded sandy spot.

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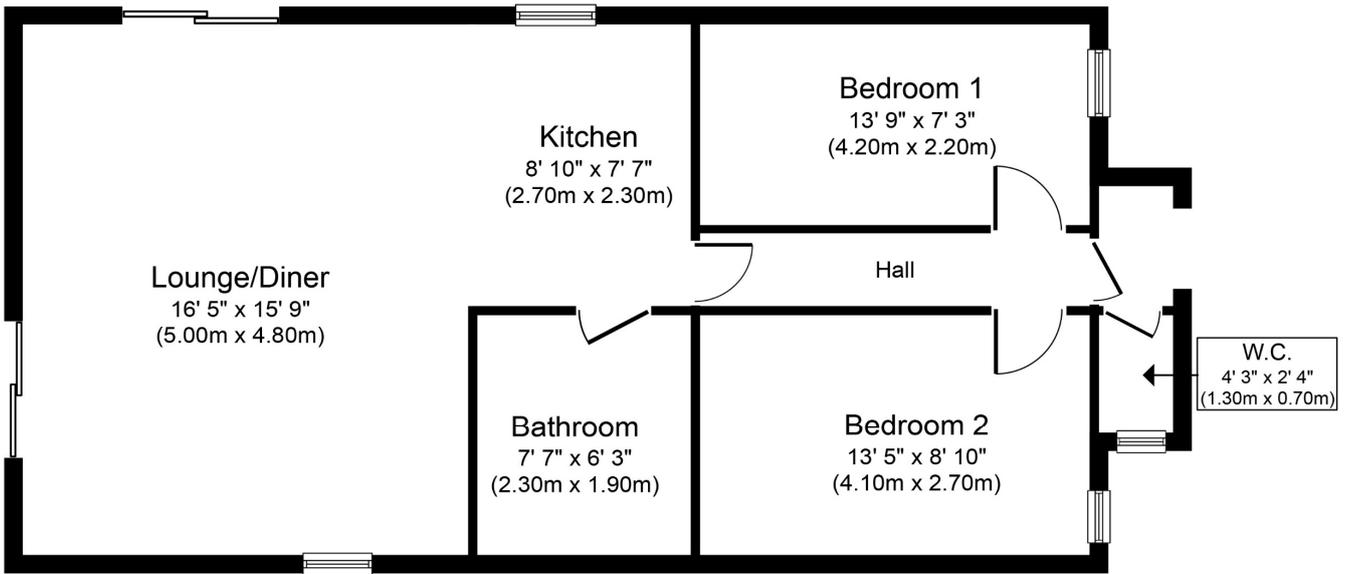
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**All measurements approximate and descriptions are for guidance only.**

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**Approximate Floor Area**  
**753 sq. ft.**  
**(70.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We are available from 9 am to 9 pm 7 days a week so you never miss an enquiry on your property.**

If you are thinking of buying, letting or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

#### **VAT Free No sale No fee**

All our standard sales contracts are offered on a VAT free no sale no fee basis. In short if we don't sell your property we won't charge you a penny. You only pay our fee on completion from the proceeds of your sale. As an independent estate agent you also pay no VAT !!

Optional upgrades are available at the sellers' discretion and are payable in advance. Full list options are available on request.

#### **Sales - What's included**

- Free no obligation appraisal and valuation of your property.
- Instruction and support with organising your home report (residential sales only).
- Advice on a proactive marketing strategy.
- All viewings carried out free of charge when required.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Listing on prominent national websites.
- Your property displayed in our local office window.
- Erection of a standard For Sale board at your property.
- Regular feedback.
- All postage, stationery and telephone charges.
- Liaising with solicitors through to sale completion.
- Floorplans.

#### **Letting - What's included**

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- Advice on a proactive marketing strategy.
- The production of property PDF particulars including all photographs and laser measurements.
- Regular email alerts of sales particulars to registered subscribers on our mailing list.
- Listing on Argyll Estate Agents innovative website.
- Your property displayed at our local office.
- One off upfront payment of £295 for the above service.
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#### **Marketing upgrades (All at cost price. No profit added on !!)**

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#### **7 days a week**

Available 9am – 9pm

#### **Office Opening Hours**

Mon to Friday 10am – 4PM.

Evening and weekend appointments available.



#### **Our office..**

is located right in the main thoroughfare of Lochgilphead. We are open Mon to Friday from 10am until 4PM. Why not pop in for a chat and a coffee to find out how we can help with all aspects of property sales and letting. We have an in house mortgage broker who will be happy to discuss all your mortgage and insurance questions. Barry is known for his friendly, speedy, straightforward approach. A local service with access to all the major UK lenders from the convenience of our office or your own home.