



5 Bed Detached House

Dubhcladich West Loch, Tarbert

Guide Price: **£250,000**

Deceptively spacious family home in an enviable location with stunning views across West Loch. Located along a peaceful country lane just a 5 minute drive from the centre of the village. 5 bedrooms, lounge, sitting room, 2 bathrooms, modern kitchen and dining room. The property further benefits from a large brick built garage with carport attached, private drive way with parking for multiple vehicles, multi fuel stove, oil central heating, double glazing, wood store, open fire, south facing sundeck, large garden grounds, garden shed, greenhouse and fruit cages. Broadband and digital television are available.




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Lounge 6.9m x 4.0m

Bright and airy lounge with spectacular loch views through the large picture window, open fire, 3 central heating radiators, laminate flooring and tv and phone point.

Sitting room 6.2m x 3.6m

Located between the lounge and dining room in the south facing corner of the property, ample space furniture, dual aspect views of the loch, sliding patio doors giving access to raised sundeck, multi fuel stove, 2 central heating radiators and laminate flooring. Open plan to dining room.

Dinning room 5.3m x 3.6

Good size open plan dining room furniture, triple access views to the front, side and rear, 2 central heating radiators and laminate flooring. Door leading to kitchen and utility room. Staircase leading to first floor bedrooms.

Kitchen 5.1m x 3.2m

Modern gloss floor and wall units, inbuilt oven, hob and hood, integrated dishwasher and fridge freezer, 2 storage cupboards, views to the rear, tile splash backs and laminate flooring.

Utility room 1.7m x 1.6m

Space and plumbing for white goods, work tops and wall units, shelving and vinyl flooring. Rear door giving access to drying green.

Shower room 1.7m x 1.4m

Three piece suite with electric shower cubical, WC, WHB with storage below and vinyl flooring.

Bathroom 2.4m x 1.6m

Traditional white three piece suite. Bath with mixer tap and shower attachment, WC, WHB, wooden flooring and central heating radiators.

Bedroom one 4.4m x 3.2m

Large double bedroom with stunning views of the loch, central heating radiator and laminate flooring.

Bedroom two 4.0m x 2.7m

Good size double bedroom, ample space for bedroom furniture, views to the rear, central heating radiator and laminate flooring.

Bedroom three 3.0m x 3.0m

Bright double bedroom, views to the rear, shelving, central heating radiator and carpeted.

First floor

Bedroom four 3.5m x 3.3

Dual aspect views to the side and rear, ample space for bedroom furniture, central heating radiator and carpeted.

Bedroom five 3.6m x 3.3m

Good size double bedroom with elevated loch views, shelving, central heating radiator and carpeted.

Carport 11.1m x 3.8m

Large carport with concrete base, brick built, windows and clear roof panels to let light in and wood store area to the rear

Garage 5.3m x 3.2m

Brick built garage with concrete base, windows to both sides, power and light,

Workshop to the rear of garage 3.2m x 3.2

Located to the rear of the garages accessed by pedestrian side door, workbench, shelving, power, light and windows to the rear and side.

Outdoor space

Large lawned rear garden, with shrubs and plants border, greenhouse, wood store, garden shed, veg plots and fruit tree cages. Side patio, south facing raised sundeck with loch views. U shaped drive through driveway, parking space at garage and carport area.

Location

Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafés and restaurants overlooking the harbour in addition to a supermarket and banking services. Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area.

There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.

Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town.

City Link run a reliable bus service from Campbeltown to Glasgow.

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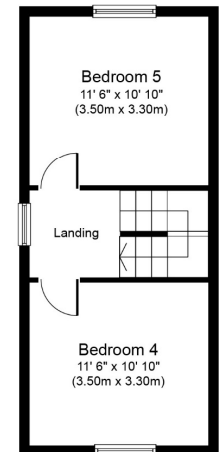
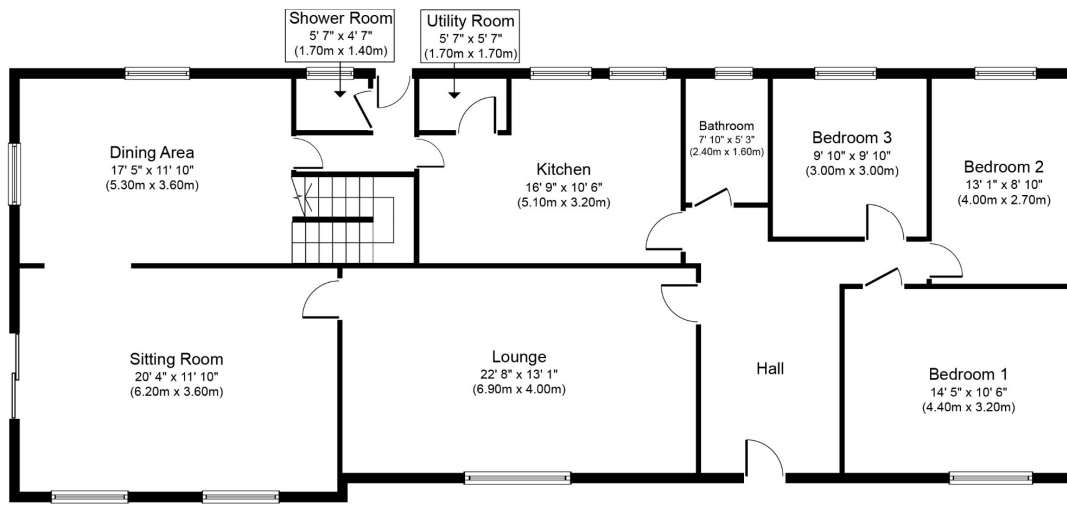
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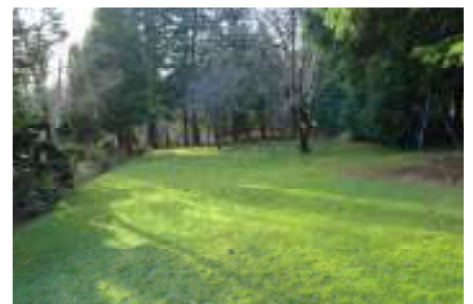


Ground Floor
Approximate Floor Area
1,722 sq. ft.
(160.0 sq. m.)

First Floor
Approximate Floor Area
312 sq. ft.
(29.0 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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- Advice on a proactive marketing strategy.
- All viewings carried out free of charge when required.
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