



PETER MURPHY & Co
ESTATE AGENTS



Durrán Old Farmhouse , Dalmally, PA33 1BT Offers Over £390,000

Rare opportunity to purchase Durrán Old Farmhouse. Set within a 3.5 acre plot and offering outstanding elevated views over Loch Awe, Durrán Old Farmhouse comes with a substantial outbuilding, recently re-roofed and containing a spacious modern office workspace.

Upon entering the main property you come into a large porch area with separate storage cupboard and bathroom facilities to the left, along with a full length window straight ahead looking out towards the barn and grounds. Continuing through to the hallway, straight ahead is the recently renovated, modern kitchen with ample cupboard space and views out over the loch. To the left is a large dining room with wood burner and large, loch-side windows making the most of natural light and providing incredible views of the natural scenery, occasionally with a deer in the garden itself. To the right is a traditional living room, again with a cosy wood burner for those cooler evenings and windows on either side to let in plenty of natural light as well as offering further scenic views. Continuing through the living room to another hallway there is a second bathroom to the left that has only just been refitted and storage cupboard to the right. Ahead are two double bedrooms, each with unique views of the surrounding beauty.

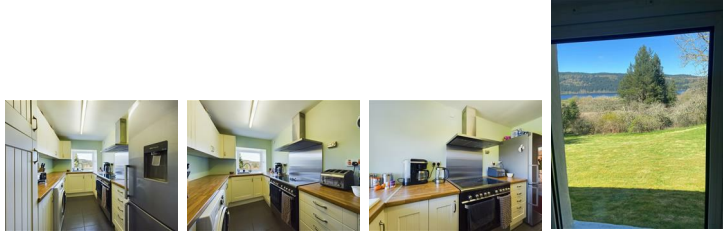
Living Room

Traditional living room with wood burner and windows on both sides, allowing for views over both the loch and the garden.



Kitchen

Recently updated modern kitchen with plenty of storage space and rear facing, loch-side window.



Dining Room

Large, bright dining room with wood burner. Rear and side windows providing views down over the grounds toward the loch and the hills beyond.



Bathroom 1

Modern shower room with W.C. and side facing window.



Bathroom 2

Fitted with a brand-new bathroom suite



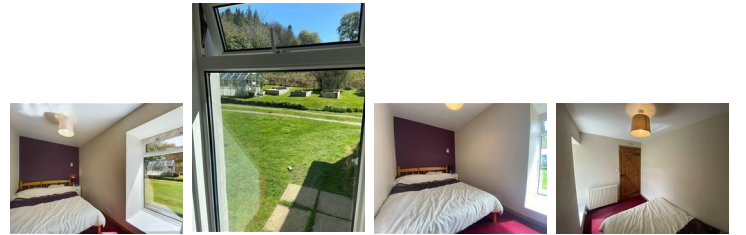
Bedroom 1

Well sized double bedroom with front and side facing windows.



Bedroom 2

Bright double bedroom with side facing window over the garden.



Outbuilding

Large stone outbuilding with new roof.



Home office/Work Space

Fully kitted out modern office space.



Loft

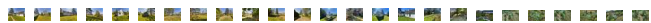
Floored loft space with front, side and rear facing windows.



Property Exterior

Extensive grounds covering 3.5 acres offering elevated views of Loch Awe and containing a greenhouse, garden shed and chicken run. There are mature trees throughout, vegetable

planters and a path down to the stream. Wildlife is abundant, from deer within the garden to the osprey that can occasionally be seen out over the loch.



Location

Eredine is a charming rural community nestled along the Eastern shore of Loch Awe, Scotland's longest freshwater loch. It is renowned for its scenic wooded shores - home to deer, owls and the red squirrel – plus it contains a multitude of small islands which are ripe for exploration by boat. The area is also celebrated for its excellent trout fishing. The entire region boasts remarkable natural beauty, being on the edge of the highlands and close to numerous Munros it offers vast opportunities for outdoor sports and leisure activities. Nearby Kilmartin is steeped in Scottish history as well as providing local services including a small village school. The principal Argyll towns of Lochgilphead to the south and Oban to the North offer a wide range of amenities, all within a comfortable driving distance.

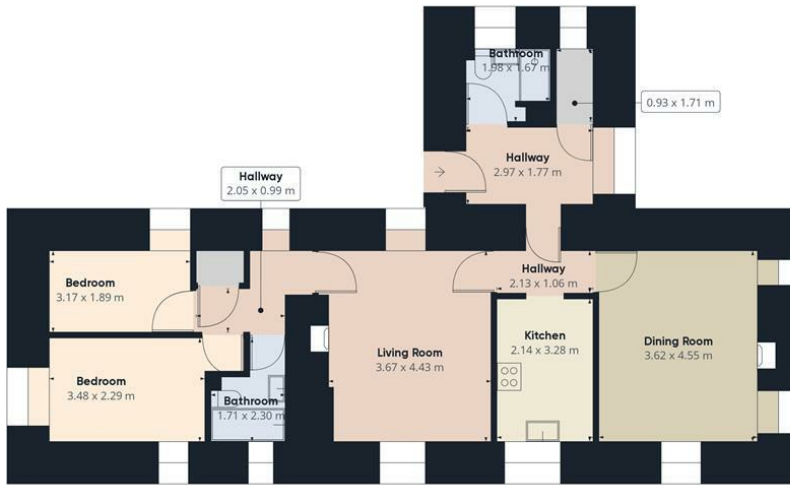
Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

Miscellaneous

Tenure: Freehold

Council Tax Band: E



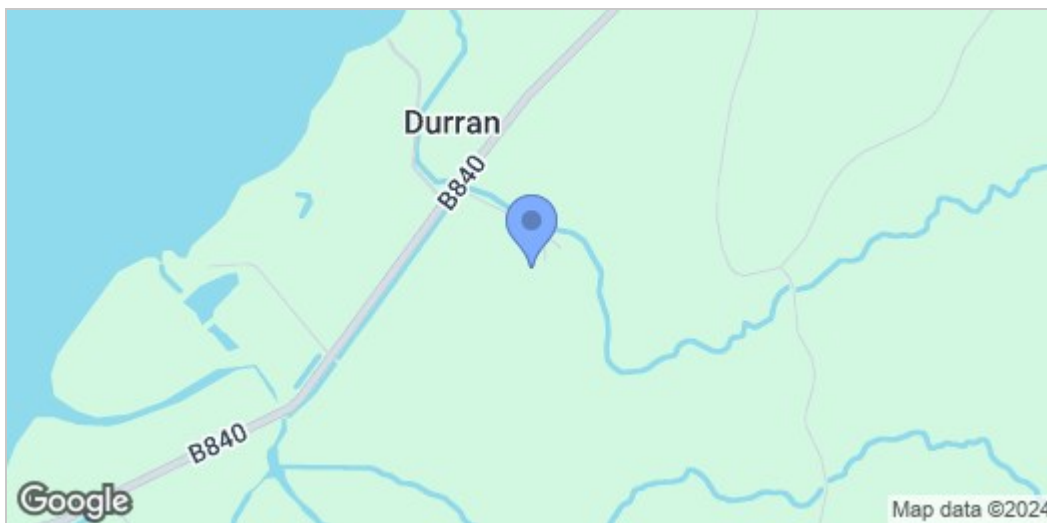
Approximate total area[®]
96.42 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.