



Cuilean, Kilchrenan, Taynuilt, PA35 1HF

- An Extremely Attractive Detached Bungalow
- Situated In The Heart Of This Delightful Village
- Utility Room : Open Plan Sitting/Kitchen/Dining Room
- Bedroom With En-Suite Shower Room
- Second Bedroom : Bathroom
- Oil-Fired Central Heating : Wood Burning Stove
- Garden With Additional Area of Amenity Ground

Guide Price £280,000

Kilchrenan is a small, picturesque village on the north side of Loch Awe, reached via a six-mile long section of the B845 road through Glen Nant from the A85 at Taynuilt. There is a thriving local community with the village hall and excellent inn being the focal point of village activities and groups. There is also a church and two superb loch-side hotels nearby which are renowned for their cuisine. Loch Awe is Scotland's longest fresh water loch and one of its most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The nearby village of *Taynuilt*, 6 miles away, offers an excellent range of local amenities with the principal town of *Oban*, 18 miles away, providing a more comprehensive selection of shops, leisure facilities and professional services.

Cuilean is an extremely attractive detached bungalow situated in a small development of similar properties in the heart of the village. Offering easily managed accommodation the property has been well maintained by the current owners, with a particular feature being the spacious kitchen/dining/sitting room with multi-fuel stove. The established garden provides a decked seating area and patio and in addition there is a further area of uncultivated amenity ground, which all adds to the appeal of this desirable bungalow.



DETAILS OF ACCOMMODATION

Utility Room: 2.45m x 1.79m, external door to rear, window to rear, fitted with floor standing units, washing machine, wall light, wood effect vinyl flooring.

Sitting Room/Kitchen/Dining Room: 7.20m x 5.75m, French doors to garden with glazed panels to side, 2 windows to side, window to rear, **kitchen area** fitted with a range of wall mounted and floor standing units with worktops, 1½ bowl sink with drainer, induction hob with extractor and glazed splash panel over, oven, fridge/freezer, integrated dishwasher, **sitting/dining area** with wood burning stove, 2 central heating radiators, recessed ceiling lights, wood effect laminate flooring throughout.

Hall with hatch to floored roof storage space with light, cupboard with double doors housing hot water tank and with shelving, central heating radiator, recessed ceiling light, wood effect laminate flooring.

Bedroom 1: 3.43m x 3.37m, window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 1.58m x 2.19m, window to front, shower enclosure with glazed sliding doors, waterproof wall panelling, rain-head and hand-held showers, whb in vanity unit with mirror and light over, wc, heated towel rail, extractor fan, ceiling light fitting, tiled floor with under floor heating.

Bedroom 2: 3.40m x 3.01m, window to rear, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.01m x 1.99m, window to rear, bath with shower over, waterproof wall panelling, rain-head and hand-held showers, whb in vanity unit with mirror and light over, wc, heated towel rail, extractor fan, ceiling light fitting, tiled floor with under floor heating.



GARDEN

Cuilean enjoys an easily managed garden, enclosed by fencing and with a gated access leading to a gravelled parking area. It is laid to lawn to the front with a paved patio to the side. The ground slopes to the rear and is planted with a variety of shrubs and bushes and leads up to a decked seating area. In addition, there is a further area of uncultivated amenity ground to the side that is separately fenced.



Timber Shed.

GENERAL INFORMATION

Access: The property is accessed along a shared track.

Services: Mains electricity and water. Shared bio-disc drainage system. Oil-fired central heating with an external boiler.

Contents: Some items of furniture may be available by separate negotiation.

Council Tax: Band E. **EPC Rating:** C.

Home Report: Available from the Selling Agents.

Entry: By mutual arrangement.

Guide Price: Two Hundred And Eighty Thousand Pounds (£280,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence checks on purchasers.

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