

**DAWSONS**



**BALMOSSIE  
BENDERLOCH, ARGYLL, PA37 1QP**

A Generously Proportioned Detached House Enjoying A Pleasant Open  
Aspect And Offering Extremely Versatile Accommodation  
Situated On The Fringe Of This Sought-After Village

Hall : Lounge : Kitchen/Dining Room : Sitting Room  
Two Bedroom Suites With Dressing Rooms & En-Suite Bathrooms  
Further Bedroom : Bathroom : Utility Room

Established Terraced Garden With Paved Patio  
Garden Sheds : Log Store

**Guide Price £340,000**

Independent Estate Agents of Argyll and the West Highlands





The sought-after village of **Benderloch** lies on the A828 Oban to Fort William road some seven miles north of the principal west highland town of Oban. It has a thriving local community with many events taking place in the village hall, together with an excellent convenience store, garage, primary school, cafe, and benefits from a regular bus service to Oban and Fort William. There is also an excellent sandy beach at nearby Tralee Bay and numerous walks, including Ben Lora, in addition the cycle path runs through the village. A more comprehensive range of shops, professional services and leisure facilities is to be found in Oban, a short distance away.

**Balmossie** is a beautifully presented detached property, situated on the fringe of the village, along a shared private access road, serving this and other similar properties, and enjoys a peaceful position with woodland to the front and a pleasant open aspect to the rear. Of conventional construction, the property has been extremely well maintained, including a new roof installed in 2012 and replacement windows installed in 2023. The generously proportioned accommodation is arranged over two floors, with stairs leading down to the bedroom suites and offers excellent versatility with a choice of configurations. Particular features are the lounge with multi-fuel stove and extensive windows which maximises the feeling of space, together with the large kitchen/dining room which provides a superb hub of the home for family living. The amenity is further enhanced by the mature terraced garden with sunny paved patio and gravelled parking area.

### DETAILS OF ACCOMMODATION

**Hall** with external door to front with glazed side panels, cupboard housing hot water tank and with shelving, further cupboard with shelving, 2 central heating radiators, hatch to roof space, 4 ceiling light fittings, wood effect laminate flooring.

**Lounge:** 6.92m x 4.35m, full height windows and glazed panels to rear and to side, inset multi-fuel stove on tiled hearth with wood mantel, central heating radiator, ceiling light fitting, fitted carpet.

**Sitting Room/Study:** 4.06m x 3.75m, French doors to front, 2 central heating radiators, ceiling light fitting, fitted carpet.

**Kitchen/Dining Room:** 6.78m x 4.32m, windows and glazed panels to rear, stainless steel double sink unit with drainer, larder cabinet, 3 food preparation/storage units, wall shelving, range style cooker with ceramic hob, double oven and grill with stainless steel splash panel over and extractor chimney, island unit, 2 central heating radiators, 3 ceiling light fittings, wood effect laminate flooring and fitted carpet.

**Utility Room:** 3.72m x 2.74m, external half glazed door to side, window to front, stainless steel sink and drainer in unit, wall shelving, washing machine, tumble dryer, hot water tank, clothes pulley, hatch to roof space, 2 ceiling light fittings, wood effect laminate flooring

**Bedroom 3:** 4.39m x 3.30m, window to front, full height glazed panels to side, 2 central heating radiators, ceiling light fitting, fitted carpet.

**Bathroom:** 2.43m x 1.69m, window to front, bath with shower over, wall tiling and folding screen, whb with mirror over, wc, bidet, central heating radiator, walls tiled to half height, extractor fan, ceiling light fitting, wood effect laminate flooring.

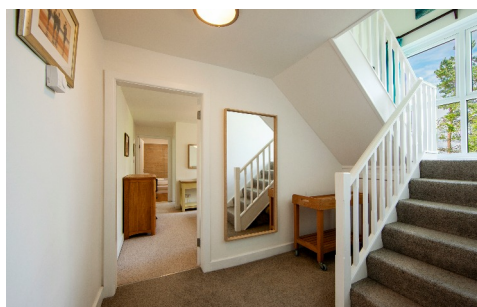
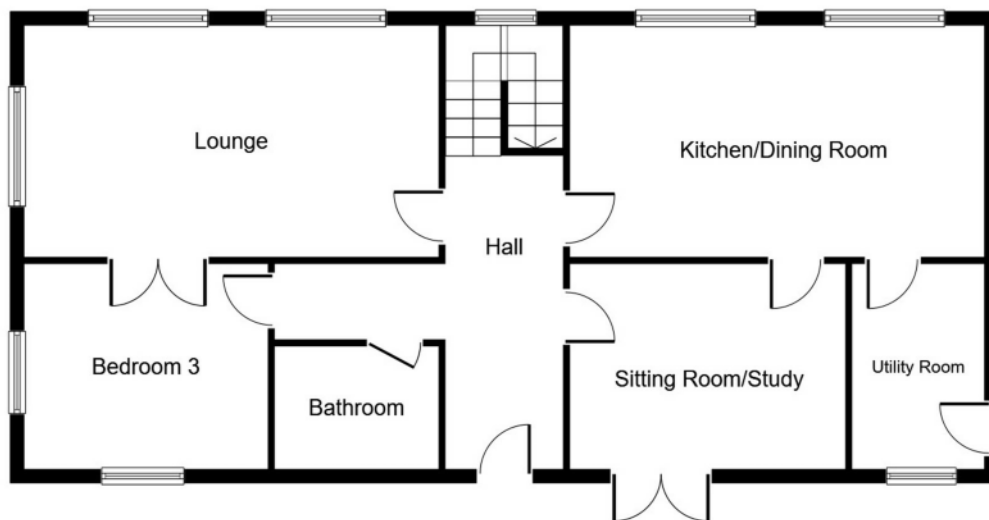
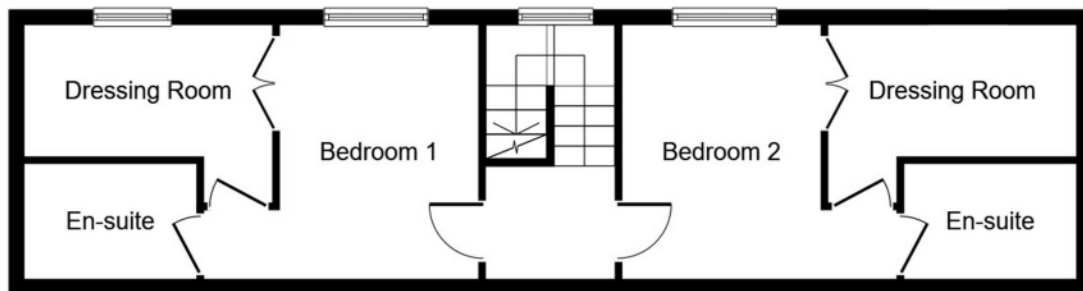




A carpeted staircase leads down to the **Lower Floor Hall** with full height glazed windows/panels at half landing, understair cupboard, ceiling light fitting, fitted carpet.

**Bedroom 1:** 4.15m x 3.03m, window to rear, 2 central heating radiators, wall lights, ceiling light fitting, fitted carpet, **Dressing Room:** 2.40m x 3.60m, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 2.48m x 1.64m, bath with shower over, wall tiling and glazed screen, whb with tiling and mirror over, wc, bidet, heated towel rail, extractor fan, ceiling light fitting, wood effect laminate flooring.

**Bedroom 2:** 4.15m x 3.09m, window to rear, 2 central heating radiators, ceiling light fitting, fitted carpet, **Dressing Room:** 3.51m x 2.37m, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 2.45m x 1.68m, bath with shower over, wall tiling and glazed screen, whb with mirror over, wc, bidet, heated towel rail, walls tiled to half height, extractor fan, ceiling light fitting, wood effect laminate flooring.







## GARDEN

**Balmossie** is surrounded by a large established garden, which provides an excellent degree of privacy, laid mainly to grass and bordered by a combination of mature hedging, trees, shrubs and timber fencing. The approach off the shared access track is to a gravelled parking area, with steps leading up to a sunny patio and the entrance to the property. To the front the lawn is terraced with low retaining walls. In addition there is an unused second vehicle access to the far side of the garden.

**2 Garden Sheds. Log Store.**

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. Wet electric central heating system.

**Access** is over a shared track with a responsibility to contribute to upkeep.

**Council Tax:** The property is currently holiday let and rated as a business, previously it was Band G. **EPC Rating:** D55.

**Home Report:** Available from the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

**Guide Price: Three Hundred & Forty Thousand Pounds (£340,000).** Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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