

**DAWSONS**



**TUNNAG COTTAGE**  
**BENDERLOCH, ARGYLL, PA37 1QS**

A Generously Proportioned Detached House Enjoying A Pleasant Open Aspect Situated On The Fringe Of This Sought-After Village

Hall : Open-Plan Kitchen/Dining/Sitting Room  
Bedroom With En-Suite Shower Room  
2 Further Bedrooms : Bathroom : Cloak Room : Utility Room

Easily Maintained Level Garden  
Garden Shed

**Guide Price £320,000**

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.

**Tunnag Cottage** is an attractively presented detached one and a half-storey property, situated on the fringe of the village, along a single track road that loops round to the main A828 road. Of conventional construction, the cottage has a pleasant open aspect to the rear and enjoys generously proportioned accommodation with a particular feature being the open plan arrangement of the kitchen/dining/sitting room. The principal bedroom with en-suite shower room, together with a cloak room and utility room complete the ground floor accommodation, with two further bedrooms and bathroom on the first floor. Heating is by a combination of electric storage and panel heaters, augmented by a multi-fuel stove in the sitting room. The easily maintained level garden with decked seating area adds to the amenity of this splendid home.

#### DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to front, understair cupboard, storage heater, ceiling light fitting, fitted carpet.

**Dining/Sitting Room:** 7.79m x 3.97m, windows to front, rear and side, French doors to side, inset multi-fuel stove on stone hearth with brick surround and wooden mantel, 2 storage heaters, wall lights, recessed ceiling lights, wood flooring at dining area and fitted carpet at sitting room.

**Kitchen Area:** 3.77m x 2.46m, windows to rear, fitted with a range of wall mounted and floor standings cabinets, 1½ bowl stainless steel sink with drainer, cooker with double oven and ceramic hob, stainless steel splash panel and extractor hood over, fridge/freezer, wall tiling, recessed ceiling lights, wood flooring. **Note:** There is an integrated dishwasher but it is non-operational.

**Utility Room:** 2.45m x 1.77m, external door to rear, window to side, stainless steel sink and drainer with cabinet below, full height cabinet, washing machine, wall tiles, coat hooks, wall mounted fan heater, extractor fan, ceiling light fitting, floor tiles.

**Cloak Room:** 2.11m x 1.58m, whb with tiling and mirror over, wc, heated towel rail, wall mounted fan heater, extractor fan, ceiling light fitting, vinyl flooring.







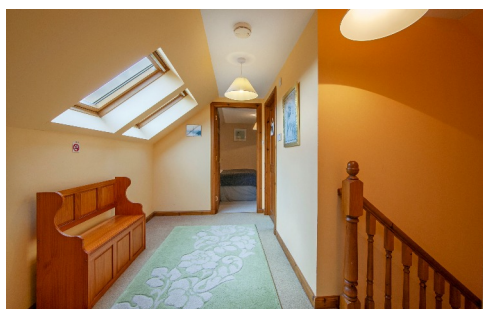
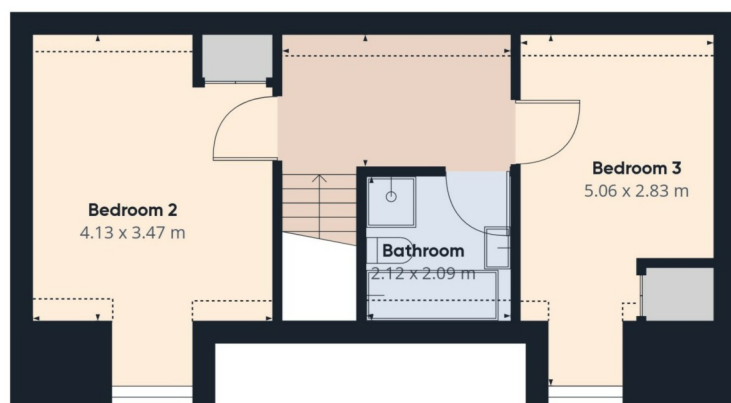
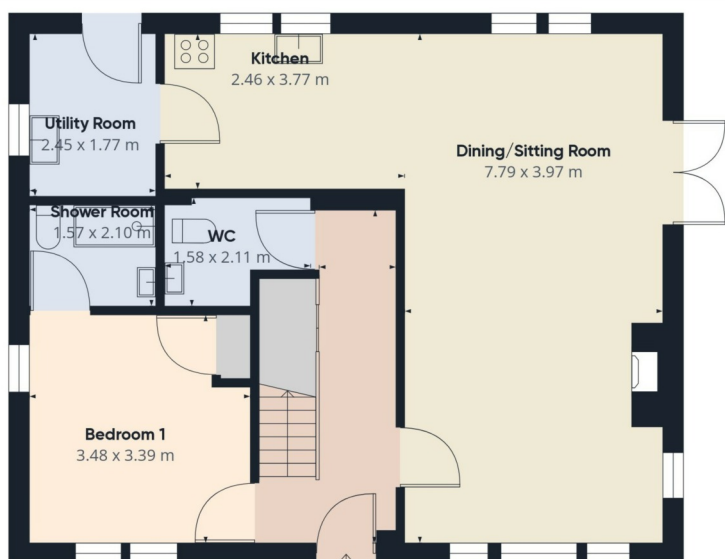
**Bedroom 1:** 3.48m x 3.39m, windows to front and to side, fitted wardrobe, panel heater, wall lights, ceiling light fitting, fitted carpet,  
**En-Suite:** 2.10m x 1.57m, window to side, walk-in shower enclosure with waterproof wall panelling, whb with tiling and mirror over, wc, wall mounted fan heater, extractor fan, ceiling light fitting, vinyl flooring.

A carpeted stair rises from the **Hall** to the **Upper Floor Landing** with 2 Velux roof light windows to rear, 2 ceiling light fittings, fitted carpet.

**Bedroom 2:** 4.13m x 3.47m, dormer window to front, fitted wardrobe, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 3:** 5.06m x 2.83m, dormer window to front, fitted wardrobe, panel heater, ceiling light fitting, fitted carpet.

**Bathroom:** 2.12m x 2.09m, 2 Velux windows to front, bath with tiling over, shower enclosure with waterproof wall panelling and folding glazed door, whb with tiling and mirror over, heated towel rail, hatch to roof space, extractor fan, ceiling light fitting, vinyl flooring.







## GARDEN

**Tunnag Cottage** enjoys an established, easily maintained level garden, made up of areas of lawn and bordered by hedging and wooden fencing. To the side there is a raised decked seating area with access directly from the dining area. Access off the single track road is shared with the neighbouring property and leads to a spacious gravelled parking area, which is in part, shared.

**Garden Shed.**

## GENERAL INFORMATION

**Services:** Mains electricity and water. Private drainage.

There is a **shared access** (with the neighbouring property) off the single track road to a, in part, **shared gravelled parking area**.

**Rateable Value:** £3,900. The property is currently rated as a business. Should the purchaser use the property for residential purposes a change back to **Council Tax Banding** would be required.

**Contents:** Items of furniture and furnishings may be available by separate negotiation.

**EPC Rating:** D65. **Home Report:** Available from the Selling Agents.

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

**Guide Price:** Three Hundred & Twenty Thousand Pounds (£320,000). 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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