



## **TIGH NA FUARAN, KILMELFORD, BY OBAN, PA34 4XA**

- **A Substantial Detached Family Sized Home**
- **Situated In This Picturesque Rural Village**
- **Enjoying Views Of The Village And Countryside**
- **Hall : Sitting Room : Kitchen : Bathroom**
- **4 Bedrooms : Shower Room : Porch**
- **Sloping Rear Garden : Seating Area To Front**

**Guide Price £170,000**

The picturesque, rural village of *Kilmelford* is scattered around the shores of Loch Na Cille, situated on the A816 between the towns of Oban (about 15 miles) and Lochgilphead (about 21 miles) and enjoys a thriving community life with local services including a village hall which is the focal point for many activities, groups and functions, a hotel, restaurant, parish church and boatyard. Primary schooling is provided in the nearby village of Kilninver and secondary education in Oban, with a bus service providing transport to both. The nearby village of Ardfarn has an extremely well stocked shop with post office, a cafe and a hotel with pub and restaurant.

*Tigh Na Fuaran* is a substantial detached family sized home, pleasantly situated in a peaceful position tucked behind the Cuilfail Hotel. Offering well proportioned and versatile accommodation the property has in recent years had a new Dimplex Quantum electric heating system installed, together with improved insulation. Two of the four bedrooms and bathroom are located on the ground floor, with a particular feature of note being the exposed stone wall in the sitting room and spiral staircase leading to the two upper floor bedrooms and shower room. The upper level porch leads to the rear garden where views of the surrounding rolling countryside can be enjoyed.





### DETAILS OF ACCOMMODATION

**Hall** with external glazed door to front, window to front, cloak cupboard, storage heater, hatch to roof space, ceiling light fittings, fitted carpet.

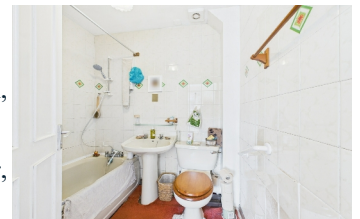
**Sitting Room:** 7.23m x 3.71m, window to front, feature stone wall and ceiling beams, multi-fuel stove, 2 storage heaters, 2 ceiling light fittings, fitted carpet.

**Kitchen:** 5.85m x 1.86m, window to front, fitted with a range of wall mounted and floor standing units with worktops, larder cupboard, wall tiling, 1½ bowl stainless steel sink and drainer, cooker, washing machine, tumble dryer, ceiling light fitting, vinyl floor tiles.

**Bedroom 1:** 3.27m x 2.51m, window to front, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 2:** 3.56m x 2.84m, roof light window, storage heater, ceiling light fitting, fitted carpet.

**Bathroom:** 1.95m x 1.67m, bath with electric shower over, whb, wc, wall tiling, fan heater, extractor fan, ceiling light fitting, fitted carpet.



A spiral staircase in the sitting room rises to **Upper Floor Landing** with roof light window, storage heater, hatch to roof space, ceiling light fitting, fitted carpet.

**Bedroom 3:** 3.71m x 2.50m, sloping ceiling, windows to side and to rear, storage heater, ceiling light fitting, fitted carpet.

**Bedroom 4:** 2.70m x 2.15m, sloping ceiling, window to front, cupboard housing hot water tank, storage heater, ceiling light fitting, fitted carpet.

**Shower Room:** 1.59m x 1.46m, window to rear, shower enclosure with electric shower unit and glazed door, wc, whb, wall tiling, fan heater, ceiling light fitting, vinyl floor tiles.

**Rear Porch:** 2.80m x 1.04m, French doors to rear, windows to side and to rear, coat hooks, ceiling light fitting, tiled floor.

### GARDEN

**Tigh Na Fuaran** enjoys an organic garden with an interesting variety of wild flowers. To the front there is a gravelled seating area bordered by a low stone wall and a small grassed area, together with an **External Store**. The sloping rear garden is laid to grass, interspersed with established shrubs and bushes. The property has a **Right of Access** for vehicles over parts of the grounds owned by Cuilfail Hotel. There is a pedestrian path leading from the hotel car park to the property, together with a parking space in the hotel car park, which are in the ownership of **Tigh Na Fuaran**.



### GENERAL INFORMATION

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

**Home Report:** Available from the Selling Agents. **EPC Rating:** D56. **Council Tax:** Band D.

**Guide Price:** One Hundred & Seventy Thousand Pounds (£170,000). Offers are invited and should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

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

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