



7 Polfearn House, Taynuilt, Argyll, PA35 1JQ

- An Attractively Presented First Floor Apartment
- In A Converted Country House Hotel
- Situated In A Delightful Semi-Rural Location
- Hall : Combined Sitting Room/Kitchen
- Bedroom : Shower Room
- Double Glazing : Electric Heating
- Communal Garden : Residents' Car Park

Guide Price £95,000

The thriving village of *Taynuilt*, nestles at the foot of Ben Cruach-an close to the shores of Loch Etive and lies some 12 miles east of the principal town of Oban on the A85 road. There is a good range of services and amenities in the village which includes shops, post office, doctors surgery/health centre, churches, primary school, tea room and a popular nine hole golf course. Regular groups and clubs meet in the village hall and it is an excellent venue for community social events. There is also a modern sports pavillion which hosts many team sporting events and clubs. Taynuilt Railway Station is a stop on the main Glasgow to Oban line and the village also has a regular bus service to Oban and to the south.

Polfearn House is a former country hotel which was converted into apartments around 20 years ago, situated amidst open countryside close to the shores of Loch Etive and enjoying fine open views over the surrounding landscape to the loch and the mountains beyond.

Number 7 is an easily managed first floor apartment which is situated to the front of the building, and is equally well suited as a compact permanent home or for residential or holiday letting purposes. The attractively presented accommodation has been upgraded by the current owner and benefits from a modern kitchen and shower room. The amenity is enhanced by communal grounds and residents' car park.



DETAILS OF ACCOMMODATION

Hall with external door to landing, cupboard housing hot water tank, further storage cupboard, ceiling light fitting, wood effect laminate flooring.

Combined Kitchen/Sitting Room: 4.02m x 3.69m, windows to front and side, fitted with wall mounted and floor standing units with work tops, integrated washing machine and fridge, 2 ring ceramic hob with extractor hood over, oven, stainless steel sink and drainer, wall tiling, storage heater, ceiling light fitting, wood effect laminate flooring.

Bedroom: 3.59m x 2.55m, window to side, ceiling light fitting, wood effect laminate flooring.

Shower Room: 2.17m x 1.67m, window to side, shower enclosure with glazed panel, whb in vanity unit, wc, wall tiling, wall mounted fan heater, ceiling light fitting, tiled floor.

Garden: There is an area of communal grounds and a residents' private car park.

GENERAL INFORMATION

Services: Mains water and electricity. Drainage to shared septic tank. Shared access track.

Common Repairs: The cost of maintaining the common parts of the property is shared by the respective owners on an equitable basis. Factoring is provided by Hacking & Patterson, Glasgow.

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

Rateable Value: £1,100. Previously Council Tax Band B. **EPC Rating:** C80.

Home Report: Available from the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Guide Price: Ninety Five Thousand Pounds (£95,000). Offers are invited and should be submitted to the Selling Agents.

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



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

rightmove
find your happy

Zoopla
Smarter property search

PrimeLocation.com

The Property Ombudsman

APPROVED CODE
TRADING STANDARDS UK

MAYFAIR
OFFICE.CO.UK

DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk