

DAWSONS



CLACHAN MHOR, KILCHRENAN, TAYNUILT, ARGYLL, PA35 1HD

- An Appealing Detached Bungalow
- Situated On The Fringe Of This Rural Village
- Hall : Sitting Room : Kitchen/Dining Room
- Sun Room : 2 Bedrooms : Bathroom
- Surrounded By Mature Garden Grounds
- Gated Driveway : External Store : Log Store

Guide Price £270,000

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 entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. 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.

Clachan Mhor is an appealing and easily managed detached bungalow peacefully situated on the fringe of this delightful village. Offering well proportioned accommodation, a particular feature of note is the bright and airy sitting room with multi-fuel stove with access to a decked seating area. The mature garden, which affords a good degree of privacy, surrounds the property and adds greatly to the amenity of this fine home.

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



DETAILS OF ACCOMMODATION

Hall with glazed external door to front, cupboard with shelving, cloak cupboard, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet.

Sun Room: 5.65m x 2.98m, half glazed external door to rear, windows to front, side and rear, panel heater, ceiling light fitting, wood effect laminate flooring.

Sitting Room: 5.35m x 3.67m, full height glazed panels to front, glazed door to front, multi-fuel stove on tiled hearth with wood surround and mantel, central heating radiator, recessed ceiling lights, fitted carpet.

Kitchen/Dining Room: 5.34m x 2.81m, windows to rear, fitted with a range of wall mounted and floor standing units with work-tops, 1½ bowl stainless steel sink and drainer, integrated fridge/freezer and dishwasher, built-in double oven, 5 ring gas hob with extractor chimney over, washing machine, wall tiling, cupboard housing hot water tank, 2 ceiling light fittings, wood effect laminate flooring

Bedroom 1: 3.53m x 3.02m, window to front, built-in wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.55m x 3.12m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.06m x 1.68m, window to rear, bath with electric shower unit over and glazed screen, whb, wc, heated ladder towel rail, mirrored wall cabinet, wall tiling, ceiling light fitting, tile effect vinyl flooring.

GARDEN

Clachan Mhor is surrounded by a good sized area of mature garden which affords a good degree of privacy, bordered by trees, walls and fencing, with areas of lawn and a variety of shrubs and bushes. To the front there is a decked seating area and there is a monobloc driveway with gated access leading off the single track road.

External Store. Log Store.

GENERAL INFORMATION

Services: Mains electricity and water. Private Drainage. LPG gas bottles for hob. Solid fuel central heating.

Council Tax Band: E. **EPC Rating:** E54.

Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Seventy Thousand Pounds (£270,000). 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.



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