

DAWSONS



**TRAIGH UAINE
SOUTH SHIAN, BENDERLOCH, PA37 1SB**

**An Extremely Spacious Detached Bungalow In An Exceptional Shore Side Position
Enjoying Lovely Far Reaching Views Over Loch Creran And Beyond
To The Surrounding Countryside**

**Lounge : Dining Room : Sun Room : Kitchen : Utility Room
Principal Bedroom With En-Suite Shower Room
3 Further Bedrooms : Bathroom : Cloakroom**

**Set In Glorious Established Gardens Extending To Around Two Acres
With Shore Frontage**

Guide Price £440,000

Independent Estate Agents of Argyll and the West Highlands



South Shian is an area of outstanding natural beauty scattered along the shores of Loch Creran some 2 miles or so from the popular village of **Benderloch** which has a thriving local community and good shopping facilities, together with a highly regarded primary school, cafe and regular bus services. There is also an excellent sandy beach at nearby Tralee Bay and fabulous views can be enjoyed from the walk up Ben Lora. Also close by is the five star Isle of Eriska Hotel with spa and leisure facilities. A more comprehensive range of shops, professional services and leisure facilities is to be found in Oban, a short drive away.

Traigh Uaine is an extremely spacious and generously proportioned detached bungalow situated in an exceptional and sought-after position with shore frontage to Loch Creran and enjoys lovely far reaching views over the loch to the surrounding countryside beyond. The substantial property is of modern timber framed construction benefiting from an effective oil-fired central heating and although in need of a degree of upgrading and modernisation, it does present as an excellent opportunity for a purchaser to decorate to their own taste and requirements. In addition, the sizeable level garden, extending to around 2 acres, with sweeping lawns to the shore, adds to the appeal of this most desirable and rarely available waterside home.

DETAILS OF ACCOMMODATION

Entrance Vestibule with external door to front with glazed panel, glazed panels to front, central heating radiator, ceiling light fitting, coir mat flooring.

Cloakroom with window to front, central heating radiator, coat hooks, ceiling light fitting, coir mat flooring, door to **Toilet** with window to front, whb, wc, central heating radiator, wall mounted heater, ceiling light fitting, vinyl flooring.

Hall with cupboard housing hot water tank, 2 central heating radiators, hatch to roof space, recessed ceiling lights, fitted carpet.

Lounge: 12.63m x 4.10m, full height windows to rear and to side, gas fire set in feature stone surround with tiled hearth, 4 central heating radiators, wall lights, fitted carpet.

Dining Room: 4.15m x 3.74m, windows to **Sun Room**, central heating radiator, ceiling light fitting, fitted carpet.

Sun Room: 3.39m x 2.35m, external door to side with glazed panel, windows to side, central heating radiator, 2 ceiling light fittings, concrete floor.

Kitchen: 3.71m x 3.27m, window to side, fitted with a range of wall mounted and floor standing units with worktops, gas hob with extractor fan over, double oven, stainless steel double sink with drainer, wall tiling, central heating radiator, recessed ceiling lights, wood effect laminate flooring.





Rear Vestibule with external glazed door to side, central heating radiator, sliding door to **Garage**, ceiling light fitting, tiled floor.

Utility Room: 3.53m x 1.72m, window to front, fitted with a range of wall mounted and floor standing units with worktops, stainless steel double sink with drainer, wall tiling, cupboard housing hot water tank, 2 further cupboards, central heating radiator, clothes pulley, ceiling light fitting, tiled floor.

Bedroom 1: 4.09m x 3.71m, window to rear, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** 4.12m x 2.09m, window to front and to side, shower enclosure with glazed sliding doors, whb, wc, bidet, wall tiling, central heating radiator, extractor fan, 2 ceiling light fittings, vinyl flooring.

Bedroom 2: 4.08m x 3.78m, window to rear, built-in wardrobe with sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.81m x 2.49m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 2.89m x 2.59m, window to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.07m x 2.06m plus area at door, window to front, bath with shower over and glazed screen, whb, wc, waterproof wall panelling, central heating radiator, extractor fan, recessed ceiling lights, vinyl flooring.





GARDEN

Traigh Uaine is surrounded by a sizeable area of level garden ground of around 2 acres, which extends to the shores of Loch Creran and comprises sweeping lawns with a glorious mixture of established shrubs, bushes and trees. The approach is through a timber gate leading to a gravelled driveway and spacious parking area.

2 Attached Garages, one with access from the rear vestibule and housing central heating boiler, and with light and power.

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Roof mounted photovoltaic panels. Oil-fired central heating. LPG bottled gas for hob and fire.

Council Tax Band: F. **EPC Rating:** D62.

Home Report: Available from the Selling Agents.

Guide Price: **Four Hundred & Forty Thousand Pounds (£440,000)**. Offers are invited and should be submitted to the Selling Agents.

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

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



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