



10 Brochroy Croft

Taynuilt | Argyll | PA35 1JQ

Guide Price £390,000

Fiuran
PROPERTY

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10 Brochroy Croft is an impressive 4 Bedroom detached House with magnificent views of Loch Etive, located in the popular village of Taynuilt. With detached Garage and easily maintained garden, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Sizeable 4 Bedroom detached family home
- Elevated views of Loch Etive and the mountains beyond
- Vestibule, Hallway, Kitchen/Diner, Lounge, Conservatory, WC
- 4 Bedrooms, Bathroom, En Suite Shower Room, Utility Room
- Excellent storage, including large Loft space
- LPG central heating
- Double glazing throughout
- Modern features including ceiling downlights
- Range of appliances included in sale
- All window coverings & flooring included
- Easily maintained garden surrounding property
- Decked area accessed from Conservatory
- Detached Garage and private, off-road parking
- Only 20-minute drive to town of Oban
- Sought after village location



10 Brochroy Croft is an impressive 4 Bedroom detached House with magnificent views of Loch Etive, located in the popular village of Taynuilt. With detached Garage and easily maintained garden, it would make a wonderful family home.

The ground floor accommodation comprises entrance Vestibule, Hallway with stairs rising to the first floor, spacious Lounge with glazed doors leading to the garden, fitted Kitchen/Diner with a range of appliances, Utility Room, Conservatory which leads to a decked area, a ground floor Bedroom, and a ground floor WC.

The first floor boasts a bright landing area, 3 further double Bedrooms (one with En Suite Shower Room), and a family Bathroom. There is also a sizeable Loft space.

The easily maintained garden surrounds the property and is mainly laid to grass. There is a detached Garage to the side of the property and private off-road parking to the front.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via private parking to the front of the property, and entrance at the front into the Vestibule, or at the rear into the Utility Room.

GROUND FLOOR: VESTIBULE 1.7m x 1.4m

With coat hooks, fitted mat, and glazed door leading to the Hallway.

HALLWAY

With carpeted staircase leading to the first floor, under-stair storage cupboard, radiator, wood effect flooring, opening leading to the Kitchen/Diner, and doors leading to the Lounge, Bedroom One, Utility Room, and WC.

KITCHEN/DINER 6.55m x 3.35m

Fitted with a range of base & wall mounted units, complementary granite work surfaces, Belfast sink, tiled splash-backs, Range cooker with gas hob, stainless steel extractor hood, integrated dishwasher, radiator, tiled flooring, dual aspect windows to the front & rear elevations, and glazed French doors leading to the Conservatory.

CONSERVATORY 3.45m x 3m

With windows to the front & side elevations, radiator, glazed roof, tiled flooring, and glazed French doors leading to the decking.



UTILITY ROOM 2.85m x 1.6m

With base & wall mounted units, worktop with washing machine & tumble dryer below, Belfast sink, wall-mounted central heating boiler, ceiling pulley, tiled flooring, and external door to the rear garden.

LOUNGE 8.25m x 3.9m (max)

With windows to the front & side elevations, 2 radiators, wall-mounted electric fire, fitted carpet, and glazed doors leading to the rear garden.

BEDROOM ONE 3.3m x 2.85m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

WC 2.3m x 1.2m

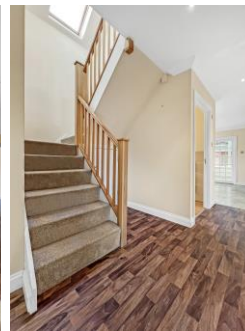
With white suite comprising WC & wash basin, heated towel rail, laminate flooring, and window to the front elevation.

FIRST FLOOR: UPPER LANDING

With 2 Velux style windows to the front elevation, radiator, large walk-in cupboard with access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.

BEDROOM TWO 4.6m x 4.1m (max)

With window to the front elevation, radiator, built-in wardrobe, built-in shelved cupboard (housing the hot water cylinder), fitted carpet, and door leading to the En Suite.



EN SUITE SHOWER ROOM 2.2m x 2m (max)

With white suite comprising WC & wash basin, shower enclosure with electric shower, heated towel rail, tiled walls, wood effect flooring, and Velux style window to the rear elevation.

BEDROOM THREE 3.3m x 3.1m

With window to the rear elevation, radiator, and fitted carpet.

BEDROOM FOUR 6.5m x 3.25m (max)

With dual aspect windows to the front & rear elevations, radiator, built-in wardrobe, and fitted carpet.

BATHROOM 2.55m x 1.65m

With white suite comprising bath, WC & wash basin, shower enclosure with electric shower, heated towel rail, tiled walls, wood effect flooring, and Velux style window to the rear elevation.

DETACHED GARAGE

With up-and-over door to the front elevation and pedestrian door to the side elevation.

GARDEN

The garden surrounds the property and is mainly laid to grass. There is a decked area to the rear of the Conservatory and patio which is accessed from the Lounge. There is a mono-blocked private parking area to the front of the property.



10 Brochroy Croft, Taynuilt



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage. LPG tank.

Council Tax: Band F

EPC Rating: D57

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Taynuilt is a pretty Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local store, church, tea-room, primary school, doctor's surgery, golf course, hotel & train station. There is a popular sports pavilion with sports field and tennis courts. There is also a range of outdoor pursuits nearby, including a variety of walks.

DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a left opposite the Taynuilt Hotel (signposted Village Centre). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Follow the sign and continue straight ahead at the top of the hill. 10 Brochroy Croft is on the right and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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View from the Property

