



## Fasgadh

Barcaldine | Argyll | PA37 1SF

Guide Price £380,000

**Fiuran**  
PROPERTY

# Fasgadh

Barcaldine | Argyll | PA37 1SF

Fasgadh is a stunning 4 Bedroom detached Bungalow set in attractive garden grounds extending to just under 0.3 acres. With picturesque surroundings, located in the peaceful rural village of Barcaldine, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Attractive 4 Bedroom detached Bungalow
- Substantial plot extending to approximately 0.3 acres
- Picturesque village setting with adjacent burn
- 25-minute drive from the town of Oban
- Oil central heating throughout & multi-fuel stove in Lounge
- Excellent storage, including built-in wardrobes
- Large, partially floored Loft space
- Double glazing throughout & glazed doors to decking
- Well maintained, mature garden grounds
- Lovely patio with decked area to front
- Hygiene clad shed with power, lighting, heating & hot water
- Private parking for several vehicles
- On National Cycle Route 78, with forest walks close-by
- Lots of wildlife, including squirrels, pine martins & golden eagles
- Open countryside views surrounding property



Fasgadh is a stunning 4 Bedroom detached Bungalow set in attractive garden grounds extending to 0.3 acres. With picturesque surroundings, located in the peaceful rural village of Barcaldine, it would make a wonderful family home.

The accommodation comprises entrance Vestibule, spacious Hallway with access to the Loft, fitted Kitchen with windows overlooking the enclosed rear garden, Utility Room off, bright & spacious Lounge with multi-fuel stove, 4 Bedrooms (including Master with En Suite Shower Room & glazed French doors leading to a decked area), and a modern family Bathroom. There is also a sizeable Loft space which has been partially floored.

Set within mature garden grounds which are a true paradise for nature enthusiasts and avid gardeners alike, Fasgadh benefits from oil central heating and double glazing throughout. There is a timber shed with a full range of services, offering an ideal opportunity to work from home.

The accommodation with approximate sizes 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.

### **VESTIBULE** 1.7m x 1.15m

With cloak area, wood effect flooring, and glazed internal door leading to the Hallway.

### **HALLWAY**

With radiator, built-in shelved cupboard, wood effect flooring, access to the Loft, and doors leading to the Lounge, Dining Room, all Bedrooms, and Bathroom.

### **LOUNGE** 6m x 4.85m

With large picture window to the front elevation, further window to the side, radiator, wood effect flooring, and door leading to the Kitchen.

### **DINING ROOM** 4.3m x 3m

With 2 windows to the rear elevation, radiator, large shelved cupboard, low-hanging pendant lights, wood effect flooring, and glazed door leading to the Kitchen.



**KITCHEN** 4.05m x 3.35m

Fitted with a range of wooden base & wall mounted units, under cabinet lighting, centre island, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer, tile effect flooring, 2 windows to the rear elevation, and door leading to the Utility Room.

**UTILITY ROOM** 2.15m x 1.75m

With worktop and space for appliances below, radiator, tile effect flooring, window to the rear elevation, and external door to the rear garden.

**BEDROOM ONE/MASTER** 4.1m x 3.65m

With built-in shelved cupboard, wardrobe /dressing area recess, radiator, fitted carpet, door leading to the En Suite, and glazed French doors leading to the decking.

**EN SUITE SHOWER ROOM** 2.5m x 1.45m (max)

With white suite comprising WC & vanity wash basin, shower enclosure with electric shower, heated towel rail, ceiling downlights, partially tiled walls, vinyl flooring, and window to the front.

**BEDROOM TWO** 4.05m x 3m (max)

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



**BEDROOM THREE** 3.65m x 2.6m

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

**BEDROOM FOUR** 3m x 2.55m

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

**BATHROOM** 3m x 2m

With white suite comprising bath, WC & wash basin, shower enclosure with electric shower, heated towel rail, ceiling downlights, vinyl flooring, and window to the rear elevation.

**LOFT**

Partially floored storage space, with Ramsay style ladder.

**GARDEN**

The large, level garden surrounds the property, and is mainly laid to grass with an array of mature shrubs/trees. There is a burn running adjacent to the property, where the owners have embraced the tranquil setting with a hammock and rope swing overlooking the burn. There is a substantial timber shed to the side of the property, which benefits from power, lighting, heating & hot water, and is ideally set up to run a business from home. The driveway provides private parking.



## Fasgadh, Barcaldine



*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 and electricity. Oil tank. Drainage to private septic tank.

**Council Tax:** Band F

**EPC Rating:** D62

**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.

## DIRECTIONS

Head north on the A85 from Oban until you reach the village of Connel. Take a right turn onto the A828, signposted for Benderloch and Fort William. Follow the A828 for approximately 5 miles until you reach Barcaldine. Take a right turn at the sign for Bonawe (B845). Fasgadh is the last house on the left at the end of the row of houses.

## LOCATION

With a cycle track towards Oban and Fort William (National Route 78), the village of Barcaldine also has a primary school and marina offering deep water moorings, winter storage, short stay pontoon and other facilities. Surrounded by stunning natural beauty, including rolling hills and Loch Creran, the village offers opportunities for outdoor activities and exploration. Despite its rural location, the village is conveniently located near the town of Oban, providing access to a wide range of amenities and services. Overall, Barcaldine is a charming destination for those seeking a scenic retreat in the Scottish countryside.

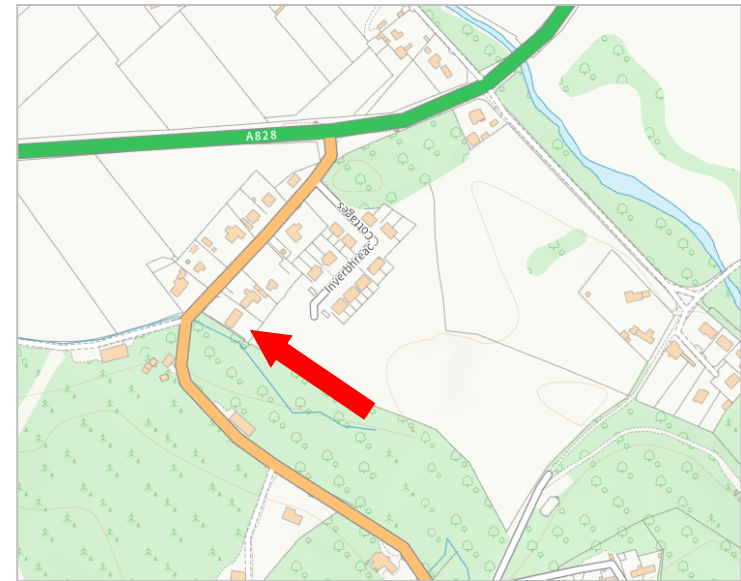
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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