



40 Aldersyde

Taynuilt | Argyll | PA35 1AG

Guide Price £310,000

Fiuran
PROPERTY

40 Aldersyde

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40 Aldersyde is a modern & beautifully presented 4 Bedroom detached House with easily maintained garden, located in the popular village of Taynuilt.

Special attention is drawn to the following:-

Key Features

- Modern 4 Bedroom detached family Home
- Immaculately presented throughout
- Hallway, Kitchen/Diner, Sitting Room, Lounge, Utility Room
- 4 Bedrooms (one with En Suite), Shower Room, Bathroom
- Ample storage, including a Loft space
- Oil central heating & gas stove in Lounge
- Double glazing throughout
- Modern features including ceiling downlights
- White goods, window coverings & flooring included in sale
- Easily maintained garden surrounding property
- Drying green, patio & timber garden shed to rear
- Lawned front garden with views of Ben Cruachan
- Only 20-minute drive to town of Oban
- Sought after village location



40 Aldersyde is a modern & beautifully presented 4 Bedroom detached House with easily maintained garden, located in the popular village of Taynuilt.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, gorgeous fitted Kitchen/Diner with a range of integrated white goods, bright & spacious Lounge with gas stove, separate Sitting Room, large double Bedroom, contemporary Shower Room, and Utility Room with door to the rear garden,

The first floor offers a large landing area with space for a desk, Master Bedroom with built-in storage and En Suite Shower Room, further double Bedroom, 4th Bedroom/Office, and a lovely family Bathroom with jacuzzi bath.

The easily maintained garden surrounds the property and is laid to lawn to the front, with a patio, timber garden shed, and gravelled drying green to the rear. There is also a mono-blocked driveway providing private off-road parking.

APPROACH

Via driveway to the side of the property, and entrance at the front into the Hallway or at the rear into the Utility Room.

GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, under-stair storage cupboard (with power socket & space for a freezer), radiator, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, Bedroom One and Shower Room.

KITCHEN/DINER 4.2m x 3.1m

Fitted with a range of gloss base & wall mounted units, wood effect work surfaces/splash-backs, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, fridge & freezer, tile effect flooring, windows to the rear, and doors leading to the Utility Room & Sitting Room.

UTILITY ROOM 2.05m x 1.6m

Fitted with base & wall mounted units, wood effect work surfaces, washing machine, oil-fired boiler, tile effect flooring, and window to the side elevation.



SITTING ROOM 4.25m x 3.1m

With windows to the rear elevation, radiator, tile effect flooring, and glazed French doors leading to the Lounge.

LOUNGE 5.35m x 4.3m

With floor-to-ceiling windows to the front elevation, radiator, fireplace with gas stove, and wooden flooring.

BEDROOM ONE 3.8m x 3.25m

With windows to the front elevation, radiator, and fitted carpet.

SHOWER ROOM 2.3m x 2m (max)

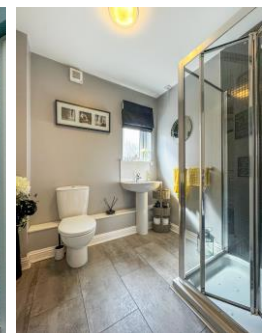
With modern white suite comprising WC & wash basin, shower enclosure with electric shower, tile effect flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

With balcony overlooking the downstairs Hallway, Velux style window to the front elevation, radiator, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four/Office, and the Bathroom.

BEDROOM TWO (MASTER) 5.45m x 4.05m (max)

With Velux style windows to the front elevation with views of Ben Cruachan, radiator, large built-in storage cupboard, fitted carpet, and door leading to the En Suite.



EN SUITE SHOWER ROOM 2.35m x 1.7m

With modern white suite comprising WC & wash basin, shower enclosure with mixer shower, tiled flooring, and Velux style window to the rear elevation.

BEDROOM THREE 3.8m x 3.45m

With windows to the front elevation, radiator, and fitted carpet.

BEDROOM FOUR/OFFICE

3.15m x 3.15m (max)

With Velux style windows to the rear elevation, radiator, and fitted carpet.

BATHROOM 2.35m x 1.95m

With modern white suite comprising jacuzzi bath, WC & wash basin, tiled flooring, and Velux style window to the rear elevation.

GARDEN

The garden surrounds the property and is fully enclosed to the rear, with a patio, timber garden shed, and gravelled drying green. The front is laid to lawn with a lovely view of Ben Cruachan. There is also a mono-blocked driveway providing private off-road parking.



40 Aldersyde, 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. Oil tank.

Council Tax: Band F

EPC Rating: C69

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, 2 churches, tea-room, primary school, children's playpark, doctor's surgery, golf course, sports pitch, 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 Aldersyde. Take a right into Aldersyde, and no.40 is the first house on the right.

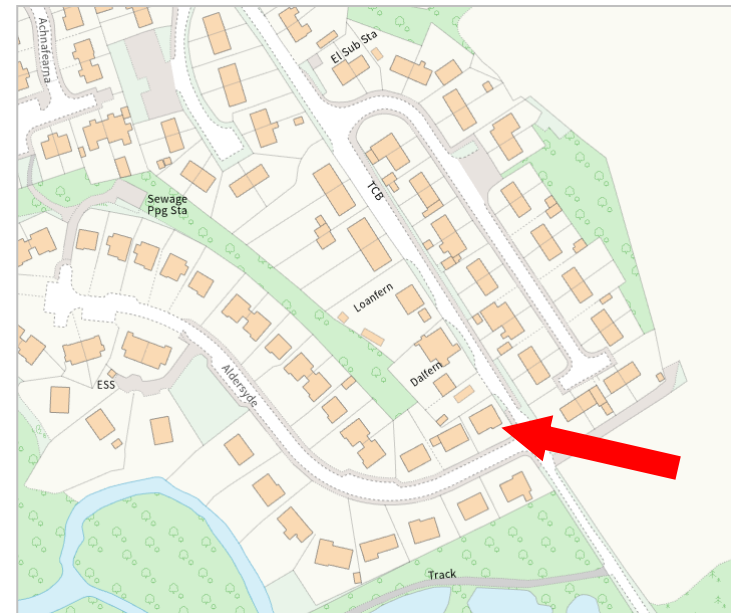
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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