



Dean Cottage, Bridge of Awe

Taynuilt | Argyll | PA35 1HT

Guide Price £285,000

Fiuran
PROPERTY

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Dean Cottage is a charming 3 Bedroom detached Bungalow located in the rural community of Bridge of Awe, near Taynuilt. Benefiting from recent upgrades, the property is set within sizeable grounds housing a detached Garage, timber shed & shepherds hut.

Special attention is drawn to the following:

Key Features

- 3 Bedroom detached Bungalow in rural community
- Idyllic setting, next to River Awe
- Local convenience store within walking distance
- Hallway, Lounge, Sun Room, Kitchen/Diner
- Porch/Utility Room, 3 double Bedrooms, Shower Room
- External Laundry Room & Store
- Large, partially floored Loft space with Ramsay ladder
- LPG central heating & electric stove in Lounge
- Replacement double glazing throughout
- Non-traditional construction of main walls
- Large, level garden surrounding property
- Detached Garage, timber shed & shepherds hut
- Private parking for several vehicles



Dean Cottage is a charming 3 Bedroom detached Bungalow located in the rural community of Bridge of Awe, near Taynuilt. Benefiting from recent upgrades, the property is set within sizeable grounds housing a detached Garage, timber shed & shepherds hut.

The accommodation comprises entrance Hallway, spacious Lounge with electric stove, bright Sun Room to the rear, open-plan fitted Kitchen/Diner, Porch/Utility Room, 3 double Bedrooms, and a modern Shower Room. There is also a fully insulated & partially floored Loft space, and external Laundry Room and Store.

In addition to spacious accommodation, the property also benefits from LPG central heating and replacement double glazing throughout. Externally, there is a level garden surrounding the property which is south-facing and boasts all-day sun. A gate to the rear leads to a well-kept strip of ground which leads to River Awe.

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

APPROACH

Via parking area to the front of the property, and entrance at the front into the Hallway or the Porch/Utility Room.

HALLWAY

With 2 radiators, built-in cloak cupboard, fitted carpet, access to the Loft, and doors leading to the Lounge, Kitchen/Diner, all 3 Bedrooms and the Shower Room.

LOUNGE 5.1m x 3.3m

With window to the front elevation, radiator, electric stove, fitted carpet, and glazed French doors leading to the Sun Room.

SUN ROOM 4.75m x 3.35m

With windows to the rear & side elevations, ceiling downlights, vinyl flooring, and 2 sets of glazed French doors leading to the rear garden.



KITCHEN/DINER 8.9m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, dishwasher, extractor hood, recess unit, tiled flooring to Kitchen area, vinyl flooring to Dining area, 2 windows to the rear elevation, and door leading to the Porch/Utility Room.

PORCH/UTILITY ROOM 2.1m x 1.25m

With windows to the front & side elevations, tiled flooring, and glazed door leading to the front garden. Space for washing machine.

SHOWER ROOM 2.1m x 1.7m

Newly fitted with modern white suite comprising WC & wash basin vanity unit, corner shower enclosure with mixer shower, chrome heated towel rail, tiled walls, vinyl flooring, and window to the side elevation.

BEDROOM ONE 3.15m x 3.15m

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

BEDROOM TWO 3.45m x 3.15m

With window to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.



BEDROOM THREE 3.15m x 3.15m

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

LOFT

Partially floored, with lighting and Ramsay style ladder.

LAUNDRY ROOM 2.35m x 1.6m

With power, water, plumbing for white goods, and hanging space.

STORE 2.35m x 1.6m

With shelving.

GARAGE 6.3m x 4.2m

With up-and-over garage doors to the front & rear elevations, 2 windows to the side elevation, power, and lighting.

SHEPHERDS HUT 5.15m x 1.85m

With windows to the front, rear & side elevations, power, and lighting.

GARDEN

There is a sizeable, south-facing garden, mainly laid to grass with some shrubs/trees and hedging. There is a timber garden shed and greenhouse within the grounds, gated access to River Awe at the rear, and parking to the front.



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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. LPG tank. Shared septic tank.

Council Tax: Band D

EPC Rating: F29

Construction: Outer walls appear to be of non- traditional concrete panels.

Flood Risk: [Medium risk](#) (from nearby river).

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

The property is located near the River Awe, in the rural community of Bridge of Awe. Along with its enviable countryside setting, Bridge of Awe has a petrol station with convenience store and a licensed hotel/pub nearby. The neighbouring village of Taynuilt has further amenities including a hotel, railway station, licensed grocer, post office, hair-dresser, medical centre, tearoom, primary school and golf course. The popular town of Oban, with a comprehensive range of services and facilities, is some 14 miles away.

DIRECTIONS

Travelling on the A85 from Oban to Glasgow, after passing through the village of Taynuilt, take a right hand turn at the signpost for Bridge of Awe. Dean Cottage is straight ahead, opposite the turn-off.

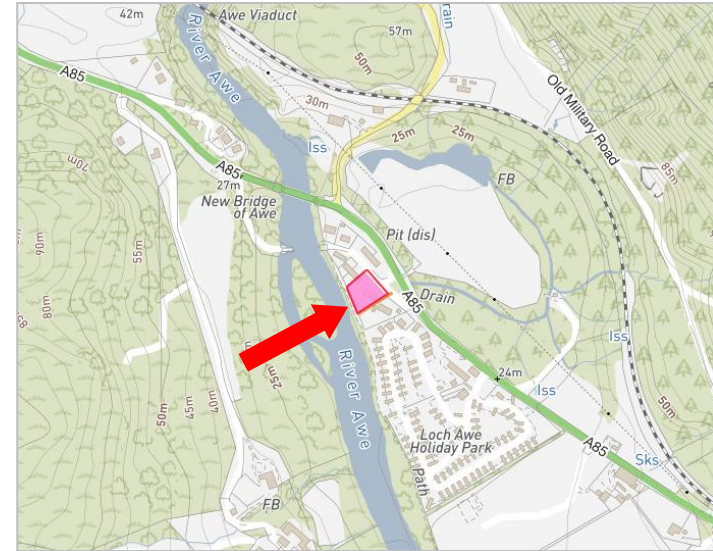
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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