



7 Achinreir

Barcaldine | Argyll | PA37 1SL

Offers Over £260,000

Fiuran
PROPERTY

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7 Achinreir is a charming 3 Bedroom semi-detached house with Conservatory, located in the picturesque village of Barcaldine. Beautifully presented, it is set within a large corner plot with private parking and stunning countryside views.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 3 Bedroom semi-detached house
- Picturesque village setting with nearby river & walks
- 25-minute drive from the town of Oban
- Porch, Hallway, Kitchen, Lounge/Diner, Conservatory
- Bathroom, 3 double Bedrooms, WC
- Excellent storage throughout, including floored Loft
- Double glazing throughout
- Air source heat pump & solar panels
- White goods & some items of furniture available
- Attractive fireplace with multi-fuel stove in Lounge
- Large corner garden with sheds & decking
- Private parking to the front
- Open countryside views surrounding property
- Well-loved family home (been in same family for 35 years)



7 Achinreir is a charming 3 Bedroom semi-detached house with Conservatory, located in the picturesque village of Barcaldine. Beautifully presented, it is set within a large corner plot with private parking and stunning countryside views.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, large under-stair storage area, fitted Kitchen with a range of white goods available, spacious Lounge/Diner with multi-fuel stove & glazed door leading to the rear garden, double Bedroom, WC, and Conservatory. The first-floor accommodation has an upper landing with access to the Loft, 2 further double Bedrooms, and family Bathroom.

This most appealing property benefits from double glazing, an air source heat pump, and solar panels. There is a large corner garden, with 2 sheds, patio areas and a decked area to the rear. There is further garden ground and private parking to the front.

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch, or at the rear into the Conservatory.

GROUND FLOOR: PORCH

With UPVC entrance door, wooden flooring, and glazed door leading to the Hallway.

HALLWAY

With radiator, wooden flooring, window to the front elevation, carpeted stairs rising to the first floor, under-stairs storage area, and doors leading to the Lounge/Diner and Bedroom One.

LOUNGE/DINER 5.5m x 4.25m (max)

With windows to the front & rear elevations, attractive fireplace with multi-fuel stove, radiator, wooden flooring, door leading to the Kitchen, and glazed door leading to the rear garden.

KITCHEN 3.35m x 2.45m

Fitted with a range of wooden base & wall mounted units, complementary work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, ceiling downlights, Karndean tiled flooring, radiator, window to the front elevation, and doors leading to the WC & Conservatory. White goods available to be included (but no guarantees given).

WC 1.35m x 0.7m

With window to the rear elevation, WC, wash basin, and Karndean tiled flooring.

CONSERVATORY 3.5m x 2.9m (max)

With windows to the rear & side elevations, polycarbonate roof sheets, Karndean tiled flooring, and glazed door leading to the rear garden.



BEDROOM ONE 3.25m x 3.1m

With window to the rear elevation, radiator, 2 shelved recesses, and fitted carpet.

FIRST FLOOR: LANDING

With window to the front, access to the Loft via hatch & Ramsay style ladder, and doors leading to Bedroom Two, Bedroom Three and the Bathroom.

BEDROOM TWO 4.25m x 3.1m (max)

With window to the rear elevation, shelved recess, built-in wardrobe, radiator, and laminate flooring.

BEDROOM THREE 4.5m x 3.25m (max)

With window to the rear elevation, radiator, attractive feature fireplace, shelved recess, built-in wardrobes, and laminate flooring.

BATHROOM 2.35m x 1.65m

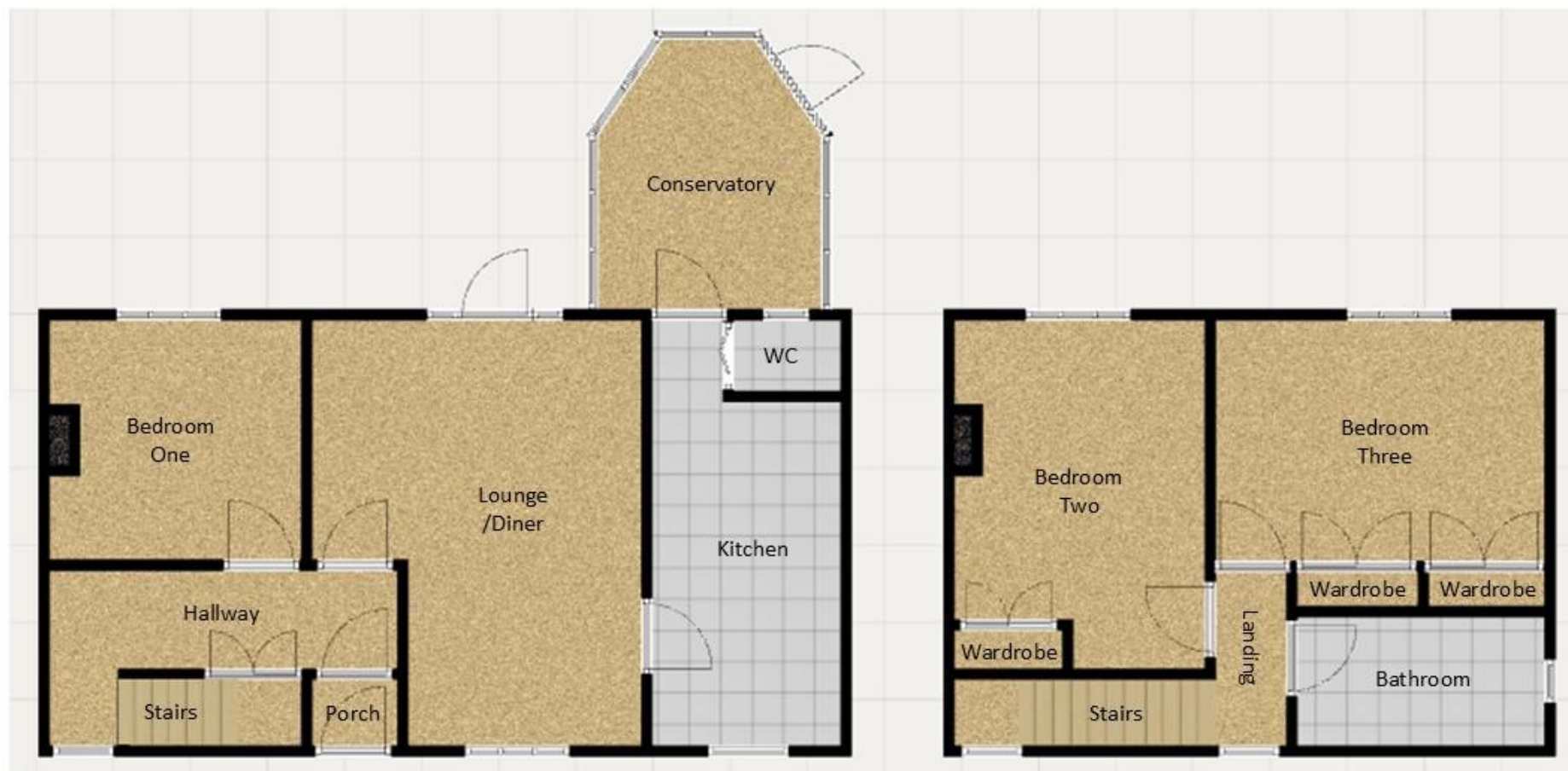
With modern white suite comprising P-shaped bath, WC & wash basin, shower enclosure with electric shower, heated towel rail, ceiling downlights, tiled walls, tiled flooring, and window to the side.

GARDEN

The mostly enclosed garden surrounds the property and boasts far reaching countryside views. Mainly laid to lawn with an array of shrubs/trees, there are patio areas, a small decked area, drying green, and 2 garden sheds all housed within the rear garden. A gate leads to the front garden, which is partially laid to grass and partially laid to gravel to provide private parking.



7 Achinreir, 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 & electricity. Drainage to shared septic tank. Air source heat pump.

Council Tax: Band C

EPC Rating: C74

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

With a cycle track towards Oban and Fort William, Barcaldine also has a primary school and marina which offers deep water moorings, winter storage for yachts, short stay pontoon and other facilities. The neighbouring village of Benderloch has a church, mini-supermarket, petrol station/garage, café, and the popular Tralee beach. The town of Oban is approximately 11 miles away. With a population of around 8,000, it is a small town, but partly due to its tourist industry provides a variety of facilities.

DIRECTIONS

Take the A85 from Oban to Connel, then the A828 towards Fort William. Arriving in Barcaldine, turn right following the signs for Bonawe (B845). Turn left into Achinreir (signposted for South Creagan). Bear to the right up a small hill. 7 Achinreir is at the end of the cul-de-sac on the left.

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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