



Macree

Glen Lonan Road | Taynult | PA35 1HY

Guide Price £560,000

Fiuran
PROPERTY

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Macree is a stunning 4 Bedroom detached Property, perfectly situated with breathtaking views of Loch Etive & Ben Cruachan, just a short stroll from the village of Taynuilt. Additionally, there is a beautiful Pod located within its own grounds next to the House, currently operating as a thriving holiday rental.

Special attention is drawn to the following:-

Key Features

- Architect designed 4 Bedroom House & adjacent Pod
- Panoramic views of Ben Cruachan & Loch Etive towards Bonawe
- Local village shops, school, public transport & bar/restaurant nearby
- Porch, Kitchen, Dining Area, Utility Room, 2 WCs
- 4 Bedrooms, 3 En Suites, Dressing Room, Office
- Oil central heating & multi fuel stove
- Double glazing throughout
- Excellent storage including built-in wardrobes & floored Loft
- Modern features & impressive spiral staircase
- Range of white goods & window coverings included
- Beautifully maintained, mature garden surrounding property
- Private decked area to side with spectacular views
- Detached Garage with power, lighting & phone line
- Bike store & timber garden shed
- Fully kitted out Pod with private parking & patio
- Pod currently operating as busy holiday rental
- Short-term letting licence in place



Macree is a stunning 4 Bedroom detached property, perfectly situated with breathtaking views of Loch Etive & Ben Cruachan, just a short stroll from the village of Taynuilt. Additionally, there is a beautiful Pod located within its own grounds next to the House, currently operating as a thriving holiday rental.

The ground floor accommodation comprises entrance Porch, open-plan Dining Area with glazed doors leading to the decking, modern fitted Kitchen with a range of white goods & multi-fuel stove, Utility Room with WC off, 3 double Bedrooms (one currently being used as a Games Room), 2 En Suite Shower Rooms, and a further ground floor WC. An impressive spiral staircase leads to the first floor with bright & spacious Lounge with glazed doors & Balcony, an Office, and Master Bedroom with large Dressing Room & En Suite Bathroom.

Set within its own ground and benefiting from its own power supply, the Pod generates year-round income and comprises modern Kitchen/Living/Bedroom area & contemporary Shower Room.

The large, mature garden boasts an array of colourful shrubs/trees, with a detached Garage, bike store & timber garden shed housed to the rear of the property. With panoramic views and a private, sunny garden with decking, Macree would make a wonderful family home, with the added income potential from the Pod.

APPROACH

Via gated entrance & private driveway leading to the parking area to the front/side of the property. Entrance at the front into the Porch.

GROUND FLOOR: PORCH 1.75m x 1.5m

With radiator, wooden flooring, and door leading to the Dining Area.

DINING AREA 4.75m x 4.15m

Open-plan to the Kitchen, with windows to the front & side elevations, 2 radiators, wooden flooring, wooden spiral staircase leading to the first floor, door leading to the Hallway, and glazed doors leading to the decking.

KITCHEN 4.75m x 4.1m

Fitted with a range of modern gloss base & wall mounted units, solid walnut work surfaces, sink & drainer, centre island with breakfast bar & in-built Rangemaster cooker with ceramic hob, stainless steel cooker hood over, American style Fridge/Freezer, integrated dishwasher, built-in microwave, ceiling downlights, multi-fuel stove, walnut effect flooring, windows to the side & rear elevations, and door leading to the Utility Room.

UTILITY ROOM 3.35m x 3.15m (max)

With base & wall mounted units, worktops, stainless steel sink & drainer, oil-fired boiler, radiator, shelved cupboard, ceiling pulley, space for washing machine & tumble dryer, windows to the rear & side, tiled flooring, door leading to the WC, and external door to the rear of the property.

UTILITY ROOM WC 2.05m x 1.2m

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

HALLWAY

With radiator, built-in cloak cupboard, wooden flooring, and doors leading to Bedroom One/Games Room, Bedroom Two, Bedroom Three and the WC.



BEDROOM ONE/GAMES ROOM 4.95m x 4.05m

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

BEDROOM TWO 4.05m x 2.9m (max)

With windows to the side elevation, glazed French doors to the rear, radiator, wood effect flooring, and door leading to the En Suite Shower Room.

BEDROOM TWO EN SUITE SHOWER ROOM 1.95m x 1.65m (max)

With white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & mixer shower, radiator, ceiling downlights, tiled flooring, and window to the side elevation.

BEDROOM THREE 3.15m x 3.05m

With windows to the front elevation, glazed French doors to the side, radiator, wood effect flooring, and door leading to the En Suite Shower Room.

BEDROOM THREE EN SUITE SHOWER ROOM 1.85m x 1.55m (max)

With white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & mixer shower, radiator, ceiling downlights, tiled flooring, and window to the front elevation.

WC 2.8m x 1.3m

With white suite comprising WC & wash basin, radiator, wood effect flooring, and window to the front elevation.

FIRST FLOOR: LOUNGE 7.25m x 4.8m

With windows to the front, rear & side elevations, 2 radiators, wooden beams to the ceiling, fitted carpet, door leading to the upper landing, and glazed French doors leading to the Balcony.

UPPER LANDING

With built-in wardrobe, radiator, fitted carpet, access to the Loft, and doors leading to the Office and Bedroom Four/Master.

OFFICE 2.4m x 1.8m (max)

With 2 Velux style windows to the front elevation, and fitted carpet.

BEDROOM FOUR/MASTER 4.6m x 4.55m (max)

With windows to the rear & side elevations, radiator, built-in cupboard, and doors leading to the Dressing Room and En Suite Bathroom.



DRESSING ROOM 3.85m x 2.55m (max)

With Velux style windows to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

EN SUITE BATHROOM 3.35m x 3.05m (max)

With modern white suite comprising corner jacuzzi bath, WC & vanity wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, radiator, vinyl flooring, and windows to the front & side elevations.

DETACHED GARAGE 7.25m x 4.55m

With garage doors to the front elevation, pedestrian door to the side, windows to the front & side elevations, power & lighting. There is also a bike store and timber lean-to attached to the garage.

POD KITCHEN/LIVING/BEDROOM 4m x 2.7m

Fitted with modern kitchen units & worktop, Belfast sink, built-in electric oven, ceramic hob, integrated fridge, wooden cladding to walls/ceiling, ceiling downlights, wood effect flooring, windows to the front & side elevations, door leading to the Shower Room, and glazed entrance door.

POD SHOWER ROOM 2.7m x 1m

With modern white suite comprising WC & vanity wash basin, large shower enclosure with electric shower, chrome heated towel rail, wood effect flooring, and window to the rear elevation.

GARDEN

Mainly laid to grass with an array of attractive shrubs/trees, the beautifully maintained, mature garden grounds surround the House and Pod. An area of raised composite decking with glass balustrade to the side of the property offers a secluded seating area with spectacular loch/mountain views. To the rear of the property, there are raised beds, a drying green, and timber garden shed. The gated private driveway leads to a stone-chipped private parking area to the front/side of the property. The Pod sits within its own private grounds away from the house, mainly laid to grass with a paved pathway & patio surrounding the Pod. It also benefits from its own parking space.



Macree, 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 electricity & drainage. Oil tank. Drainage to private septic tank.

Council Tax: Band G

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

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 right just after the Taynuilt hotel. After approx. 750m, you will see the driveway leading to Macree 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.

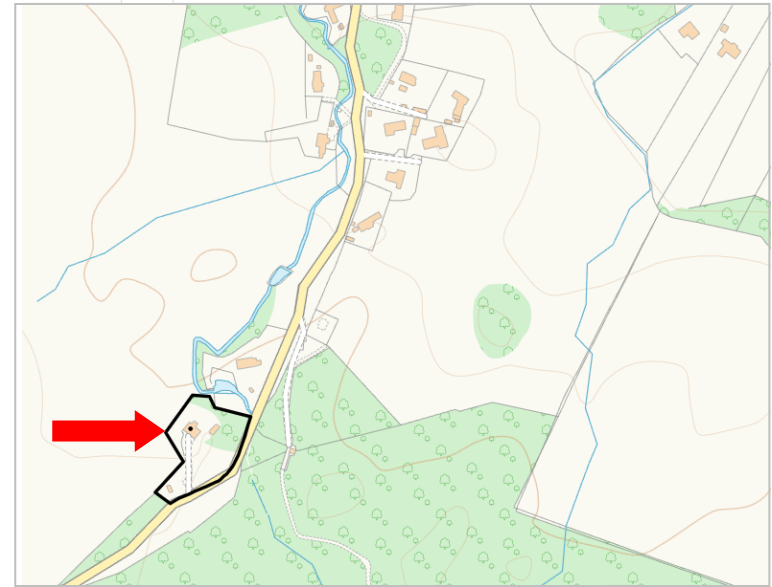
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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