



Craignish

Benderloch | Argyll | PA37 1QS

Guide Price £360,000

Fiuran
PROPERTY

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Craignish is a delightful 4 Bedroom detached Bungalow with a large, easily maintained garden and private parking. Ideally situated in the scenic village of Benderloch, just a five-minute walk from the beautiful Tralee Beach, this property presents an excellent opportunity for a comfortable and well-located family home.

Special attention is drawn to the following:-

Key Features

- Charming 4 Bedroom detached Bungalow
- Substantial plot extending to over 1/3 acres
- Popular village location, 7 miles from Oban
- Sandy beach at Tralee only 5 minute walk
- Oil central heating, with new boiler fitted
- Wood burning stove in Lounge
- Excellent storage, including floored Loft
- Integrated white goods & flooring included in sale
- Roof (including flat section) replaced in 2023
- Enclosed, easily maintained garden
- Private patio area & garden shed to rear
- Private parking for several vehicles
- Wonderful family home



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The accommodation comprises spacious entrance Hallway, fitted Kitchen/Diner with glazed doors leading to the front garden, gorgeous Lounge with wood burning stove & further doors to the front garden, 4 double Bedrooms (2 with En Suite Shower Rooms), a charming Bathroom, and a large Utility Room with door leading to the rear patio area/garden. There's also a floored Loft space.

Set within a generous and level garden, Craignish benefits from oil-fired central heating, featuring a newly installed boiler. The property also enjoys the added advantage of a fully replaced roof, including the flat roof, completed in 2023.

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 Hallway or at the rear into the Utility Room.

ENTRANCE HALLWAY

With window to the front elevation, 2 radiators, wood effect flooring, access to the Loft, opening to the Inner Hallway, and doors leading to the Lounge, Bedroom One, Bathroom, and Utility Room.

LOUNGE 5.3m x 3.75m

With large window to the front elevation overlooking the garden, further windows to the side, 2 radiators, wood burning stove, wood effect flooring, and glazed French doors leading to the front garden.

BEDROOM ONE 3.65m x 3.55m

With window to the front elevation, radiator, built-in mirrored wardrobes, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.6m x 2.5m

With white suite comprising WC & wash basin, shower enclosure with jacuzzi shower, heated towel rail, & vinyl flooring.



BATHROOM 1.9m x 1.75m

With modern white suite comprising bath with mixer shower over, WC & vanity wash basin, radiator, vinyl flooring, and window to the rear elevation.

UTILITY ROOM 3.65m x 3.1m (max)

Fitted with a range of base & wall mounted units/shelving, work surfaces, space for white goods below, stainless steel sink & drainer, radiator, vinyl flooring, window to the side elevation, and door leading to the rear patio/garden.

INNER HALLWAY

With radiator, wood effect flooring, and doors leading to the Kitchen/Diner, Bedroom Two, Bedroom Three, and Bedroom Four.

KITCHEN/DINER 7.4m x 3.6m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces & breakfast bar, sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher & fridge/freezer, 2 radiators, ceiling downlights, wood effect flooring, window to the side elevation, and glazed French doors leading to the front garden.

BEDROOM TWO 3.15m x 3.1m

With window to the rear elevation, radiator, wood effect flooring, and door leading to the En Suite.



EN SUITE SHOWER ROOM 3.6m x 1.05m

With white suite comprising WC & wash basin, shower enclosure with electric shower, heated towel rail, & vinyl flooring.

BEDROOM THREE 3.1m x 2.65m

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

BEDROOM FOUR 3.1m x 2.65m

With window to the rear elevation, radiator, and wood effect flooring.

LOFT

Large storage space with lighting.

GARDEN

The property enjoys generous garden grounds to the front, sides, and rear, predominantly laid to lawn with complementary areas of stone chippings, paved sections, and established planting. A private driveway provides off-street parking to the front, while a secluded rear patio offers an ideal space for outdoor relaxation and entertaining. Additional features include a timber garden shed and a stone-built store. The boundaries are defined by a combination of timber fencing and timber with wire fencing, ensuring both privacy and security.



Craignish, Benderloch



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: D55

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 village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. The sandy beach at Tralee is only a 5 minute walk from the property, and Ben Lora is also close by. Oban offers further amenities & services.

DIRECTIONS

Drive through the village of Benderloch on the A828 from Oban, and take a left towards Tralee. Take a right opposite Tralee Bay Holiday Park. Craignish is on the right and can be identified by the For Sale sign.

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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