



Spindrift

Letterwalton | Benderloch | PA37 1SA

Guide Price £415,000

Fiuran
PROPERTY

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Spindrift is a beautifully presented 4 Bedroom detached House, ideally located on the outskirts of the picturesque village of Benderloch. Enjoying panoramic views over Loch Creran, the property benefits from an easily maintained, enclosed level garden in a stunning coastal setting.

Special attention is drawn to the following:-

Key Features

- Modern 4 Bedroom detached House
- Spectacular views of Loch Creran
- Rural location, close to beach and cycle path
- Within walking distance of village of Benderloch
- Hallway, Kitchen/Diner, Lounge, Conservatory, Utility Room
- 4 Bedrooms, En Suite, 2 Shower Rooms, Vestibule, Porch
- Floored Loft with Ramsay style ladder
- Effective electric heating & wood burning stove
- Double glazing throughout
- Some white goods & contents available separately
- Easily maintained, level garden grounds
- 2 timber garden sheds
- Private parking for several vehicles
- No chain



Spindrift is a beautifully presented 4 Bedroom detached House, ideally located on the outskirts of the picturesque village of Benderloch. Enjoying panoramic views over Loch Creran, the property benefits from an easily maintained, enclosed level garden in a stunning coastal setting.

The ground floor accommodation comprises entrance Vestibule, Hallway with stairs rising to the first floor, modern fitted Kitchen/Diner, bright Conservatory, Lounge with wood burning stove, double Bedroom, contemporary Shower Room, Utility Room, and rear Porch.

The first floor offers 3 further Bedrooms (including Master with built-in wardrobes & En Suite Shower Room), and a family Shower Room. There is also access to a floored Loft.

Built around 2000, Spindrift benefits from effective electric heating and double glazing throughout. Externally, the easily maintained garden grounds are mainly laid to lawn, with a gravelled driveway which provides private parking.

APPROACH

Via gated entrance and gravelled driveway/ parking area to the rear of the property. A door at the rear leads into the Porch or at the front a door leads into the Vestibule.

GROUND FLOOR: VESTIBULE 2.8m x 1m

With windows to the front elevation, coat hooks, wood effect flooring, and glazed internal door leading to the Hallway.

HALLWAY

With carpeted staircase rising to the first floor, electric storage heater, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, Bedroom One, Shower Room and rear Porch.

KITCHEN/DINER 5.9m x 3.6m

Fitted with a range of wood effect base & wall mounted units, complementary worktops, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, electric storage heater, vinyl flooring, picture window to the front elevation, glazed French doors leading to the Conservatory, and further door leading to the rear Porch.



CONSERVATORY 3.65m x 3.2m

With windows to the front, side & rear elevations, glazed roof, and vinyl flooring.

LOUNGE 4.8m x 4.4m

With wall-mounted electric 'Rointe' heater, wood burning stove, wood effect flooring, and glazed French doors to the front elevation.

BEDROOM ONE 3m x 2.85m

With window to the rear elevation, wall-mounted electric heater, and wood effect flooring.

SHOWER ROOM 1.95m x 1.75m

With white suite comprising WC & wash basin, accessible shower enclosure with electric shower, electric storage heater, Respatex style wall panelling, resin flooring, and window to the rear elevation.

REAR PORCH 2.2m x 1.75m

With large shelved cupboard (previously a WC), coat hooks, vinyl flooring, door leading to the Utility Room, and external door to the rear garden.

UTILITY ROOM 2.35m x 1.65m

With base units, worktop over, space for washing machine & tumble dryer, vinyl flooring, and window to the rear elevation.

FIRST FLOOR: LANDING

With electric storage heater, built-in shelved cupboard (housing the hot water cylinder), fitted carpet, and doors leading to all upstairs Bedrooms and the Shower Room.



BEDROOM TWO/MASTER 4.5m x 3.9m

With windows to the front elevation, wall-mounted electric heater, built-in mirrored wardrobe, large walk-in dressing room (1.65m x 1.4m), fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.35m x 1.65m

With white suite comprising WC & wash basin, accessible shower enclosure with mixer shower, electric storage heater, Respatex style wall panelling, resin flooring, and Velux style window to the rear.

BEDROOM THREE 4.4m x 3.4m

With windows to the front elevation, wall-mounted electric heater, and wood effect flooring.

BEDROOM FOUR 3.15m x 2.65m

With Velux style window to the rear, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

SHOWER ROOM 2.35m x 1.65m

With white suite comprising WC & wash basin, accessible shower enclosure with mixer shower, Respatex style wall panelling, resin flooring, and Velux style window to the rear elevation.

GARDEN

The property is surrounded by garden areas to the front, sides, and rear, with the front garden enjoying picturesque views over Loch Creran. The gardens are easily maintained and feature a combination of lawn, paved areas, decorative planting, and gravelled finishes. Two timber sheds provide useful outdoor storage, and there is ample private parking to the rear.



Spindrift, 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. Drainage to septic tank.

Council Tax: Band F

EPC Rating: D64

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. Ben Lora & the sandy beach at Tralee are also very close by. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities & services.

DIRECTIONS

Heading to Fort William from Oban, pass through the village of Benderloch on the A828, and take a left at the signpost for Barcaldine Castle. Go over a small bridge (over the cycle path) and Spindrift is the second house 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.

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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