



## Penmore

Ceum Dhun Righ | Benderloch | PA37 1ST

Guide Price £295,000

**Fiuran**  
PROPERTY

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Ceum Dhun Righ | Benderloch | PA37 1ST

Penmore is an immaculately presented 3 Bedroom detached Bungalow with a spacious Garage, ideally situated in the sought-after residential area of Ceum Dhun Righ, within the popular village of Benderloch.

## Key Features

- Beautifully presented 3 Bedroom Bungalow
- In quiet residential area of Benderloch
- Porch, Hallway, Kitchen/Diner
- Lounge, 3 Bedrooms, Shower Room
- Excellent storage, including Loft
- Double glazing throughout
- Electric storage heating
- Attractive fireplace with electric fire in Lounge
- Flooring included in sale
- Sizeable, detached Garage
- Enclosed Garden with timber shed
- Driveway providing private parking
- No chain



Penmore is an immaculately presented 3 Bedroom detached Bungalow with a spacious Garage, ideally situated in the sought-after residential area of Ceum Dhun Righ, within the popular village of Benderloch.

The accommodation comprises entrance Porch, Hallway with access to the Loft, modern fitted Kitchen/Diner with exterior door to the enclosed garden, sizeable Lounge with attractive fireplace, 3 Bedrooms (all with built-in wardrobes), and a newly fitted Shower Room.

With double glazing throughout, the property also benefits from electric storage heating. Externally, there is an easily maintained, enclosed garden, housing a timber garden shed.

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

### APPROACH

Via private parking to the side of the property, and entrance into the Porch.

### PORCH

With tile effect flooring, and glazed internal door leading to the Hallway.

### HALLWAY

With electric storage heater, built-in shelved cupboard (housing the hot water cylinder), coat hooks, fitted carpet, access to the Loft, and doors leading to all rooms.

### KITCHEN/DINER 4.6m x 3m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces, matching splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, cooker hood, wall-mounted electric heater, tile effect flooring, window to the front elevation with blind, and external door to the side elevation.



### **LOUNGE** 5.4m x 5.3m

With windows to the front elevation, 2 electric storage heaters, attractive fireplace with electric fire, and fitted carpet.

### **BEDROOM ONE** 4.1m x 2.9m (max)

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

### **BEDROOM TWO** 4.1m x 2.35m (max)

With window to the rear elevation with blind, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

### **BEDROOM THREE** 4.1m x 3m (max)

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

### **SHOWER ROOM** 1.95m x 1.9m

Newly fitted with modern white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, tile effect flooring, and window to the side elevation with blind.

### **GARAGE** 7.5m x 5.5m

With garage doors to the front elevation, pedestrian door & window to the side, utility area with base & wall-mounted units, dishwasher, power, lighting, and concrete floor.

### **GARDEN**

The easily maintained garden is predominantly laid to lawn, complemented by areas of decorative stone chippings and a selection of mature shrubs and trees, as well as an outside tap. The rear garden is fully enclosed, providing a safe and secure outdoor space ideal for children and pets. A timber garden shed with power and lighting is also situated to the rear. A gravel driveway leads to the garage, offering ample private off-road parking for multiple vehicles.



## Penmore, 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, electricity & drainage.

**Council Tax:** Band E

**EPC Rating:** D60

**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.

**Please note** that the furniture shown in the photographs has since been removed.

## 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 a short walk from the property, and Ben Lora is also close by. Oban offers further amenities & services.

## DIRECTIONS

Heading into Benderloch on the A828 from Oban, take a right after the pink village shop into Ceum Dhun Righ. Penmore is on the left 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](http://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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