



## Taigh Ban Mor

Taynuilt | Argyll | PA35 1JE

Guide Price £395,000

**Fiuran**  
PROPERTY

# Taigh Ban Mor

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Taigh Ban Mor is an immaculate 4 Bedroom detached Villa, ideally positioned in the heart of Taynuilt village and within easy walking distance of the primary school and local amenities. The property benefits from a generous driveway and an attractive, well-established garden featuring an array of colourful shrubs and flowers, making it an excellent family home.

Special attention is drawn to the following:-

## Key Features

- Immaculately maintained 4 Bedroom detached House
- Sought-after village location close to local amenities
- Hallway, open-plan Lounge/Diner, Kitchen, 4 Bedrooms
- En Suite Shower Room, Bathroom, Shower Room/Utility Area
- Excellent storage, including large Loft
- Air source heat pump, with underfloor heating throughout
- Well insulated and fully double glazed
- Excellent storage, including built-in wardrobes
- Range of white goods included in sale
- All window coverings & flooring included
- Tastefully decorated, with modern features
- Private, well-established garden with decking & shed
- Driveway with private parking for several vehicles
- Only 20-minute drive to town of Oban
- No chain & walk-in condition



Built in 2015, Taigh Ban Mor is an immaculate 4 Bedroom detached Villa, ideally positioned in the heart of Taynuilt village and within easy walking distance of the primary school and local amenities. The property benefits from a generous driveway and an attractive, well-established garden featuring an array of colourful flowers and shrubs, making it an excellent family home.

The ground floor accommodation comprises entrance Hallway with large storage cupboard and stairs rising to the first floor, bright open-plan Lounge/Diner area leading into the modern fitted Kitchen, a spacious double Bedroom with walk-in wardrobe, and Shower Room with Utility Area.

The first floor boasts 3 further spacious Bedrooms off the landing area, one with En Suite Shower Room, and all with built-in wardrobes. There is also a large, floored Loft space with lighting and Ramsay style ladder.

The mature garden is mostly enclosed and boasts a variety of ornamental flora, with several potted plants included. Thoughtfully designed, it is largely laid to stone chippings for minimal upkeep and is enhanced by raised decking and a garden shed.

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

### APPROACH

Via driveway to the side of the property, and entrance (with ramp) at the side into the Hallway.

### GROUND FLOOR: HALLWAY

With built-in cupboard (housing the electric meter/fuse box), fitted carpet, ceiling downlights, and doors leading to the Lounge/Diner, Bedroom One and Shower Room/Utility Area.

### LOUNGE/DINER 7.65m x 3.95m

With windows to the front & side elevations, large under-stair storage cupboard (2.05m x 0.95m), fitted carpet, opening to the Kitchen, and glazed sliding doors leading to the decking.

### KITCHEN 2.9m x 2.55m

Fitted with a range of base & wall mounted units, wooden work surfaces, sink & drainer, mosaic tiled splash-backs, under-cabinet lighting, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer & dishwasher, vinyl flooring, and windows to the front elevation.



### **BEDROOM ONE** 3.45m x 3.3m (max)

With windows to the side elevation, built-in wardrobe, built-in cloak cupboard (1.5m x 0.9m), and fitted carpet.

### **SHOWER ROOM/UTILITY AREA** 2.35m x 1.95m

With modern white suite comprising WC & wash basin, corner shower enclosure with mixer rain shower, chrome heated towel rail, worktop with storage unit and washer/dryer below, ceiling downlights, partially tiled walls, tiled flooring, and windows to the front elevation.

### **FIRST FLOOR: UPPER LANDING**

With 2 Velux style windows to the rear elevation, fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.

### **BEDROOM TWO** 4m x 3.15m

With windows to the front & side elevations, built-in wardrobe, and fitted carpet.

### **BEDROOM THREE** 3.5m x 3.3m

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

### **BEDROOM FOUR (MASTER)** 4.2m x 3.95m

With windows to the side elevation, Velux style window to the rear elevation, built-in wardrobe, and door leading to the En Suite Shower Room.



### **EN SUITE SHOWER ROOM** 3.2m x 2.2m

With modern white suite comprising WC & wash basin, tiled shower enclosure with mixer rain shower, chrome heated towel rail, ceiling downlights, tiled flooring, and windows to the front & side elevations.

### **BATHROOM** 3.2m x 2.65m

With modern white suite comprising P-shaped bath with tap-controlled mixer shower, WC & wash basin, chrome heated towel rail, ceiling downlights, partially tiled walls, tiled flooring, and Velux style windows to the front elevation.

### **LOFT**

Large, partially floored storage space with lighting and Ramsay style ladder.

### **GARDEN**

The well-established garden is largely enclosed, offering a safe and private space for children and pets to enjoy. It features a selection of attractive ornamental planting, with potted plants adding colour and interest throughout. Designed for practical family living, the garden is mostly laid to stone chippings for low maintenance, while raised decking provides an ideal area for outdoor dining, play, or relaxing. A garden shed offers useful additional storage.



## Taigh Ban Mor, 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 water, electricity, and drainage. Air source heat pump.

**Council Tax:** Band F

**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, primary school, doctor's surgery, hotel with restaurant & bar, golf course, and 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 left opposite the Taynuilt Hotel (signposted Village Centre), then a right onto School Brae. Taigh Ban Mor is the second property 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. Please note some photographs have been virtually staged.

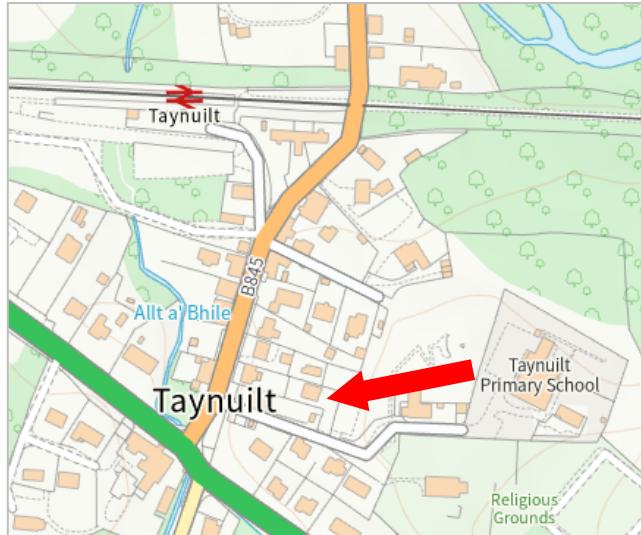
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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