



## 2 Achlonan

Taynuilt | Argyll | PA35 1JJ

Guide Price £210,000

**Fiuran**  
PROPERTY

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2 Achlonan is an attractive semi-detached Bungalow offering 3 well-proportioned Bedrooms, situated within the sought-after village of Taynuilt. The property would now benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to personalise the accommodation to their own taste. Additional features include a floored Attic with potential for further development, a detached Garage/workshop & timber shed, and private parking for several vehicles, set within a generous, fully enclosed garden.

Special attention is drawn to the following:

## Key Features

- Charming 3 Bedroom semi-detached Bungalow
- Popular village, 12 miles from Oban
- Warm & cosy home in friendly neighbourhood
- Hallway, Lounge/Diner, Kitchen, Bathroom, 3 Bedrooms
- Floored & sheeted Attic with heating, power & lighting
- Ample storage including partially floored Loft
- Oil central heating & double glazing throughout
- White goods, window coverings & flooring included
- Sizeable, enclosed garden which enjoys a sunny aspect
- Large, detached Garage/workshop with power
- Spacious patio & timber garden shed
- Driveway with private parking for several vehicles
- Potential to modernise property & further develop Attic
- No chain



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The accommodation is well laid out and comprises an entrance Porch and Hallway, a spacious Lounge/Diner, and a fitted Kitchen with an external door providing access to the rear garden. There are 3 Bedrooms, all benefiting from built-in storage, along with a family Bathroom. Further features include a fully floored and sheeted Attic with Velux-style window, heating, power and lighting, and a partially floored Loft housing the hot water cylinder.

In addition to oil-fired central heating, the property benefits from double glazing throughout, helping to create a warm and comfortable home.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via driveway to the side of the property and entrance at the front into the Porch or at the rear into the Kitchen.

#### **PORCH**

With built-in shelving, fitted carpet, and glazed internal door leading to the Hallway.

#### **HALLWAY**

With radiator, wood effect flooring, doors leading to all rooms, and wooden ladder leading to the Attic & Loft.

#### **KITCHEN** 3.8m x 2.9m (max)

Fitted with a range of wooden base & wall mounted units, complementary worktops, stainless steel sink & drainer, tiled splashbacks, electric cooker, extractor hood, dishwasher, tall fridge/freezer, radiator, tiled flooring, window to the side elevation, and external door leading to the rear garden.

#### **LOUNGE/DINER** 4.65m x 3.85m

With windows to the front elevation, radiator, 2 x shelved recess units, and wood effect flooring.



**BEDROOM ONE** 4.2m x 2.85m (max)

With window to the front elevation, radiator, fitted carpet, built-in cupboard, and free-standing wardrobe.

**BEDROOM TWO** 4.2m x 4.15m (max)

With window to the rear, radiator, wood effect flooring, built-in wardrobe, and free-standing double wardrobe.

**BEDROOM THREE** 3.15m x 2.8m

With window to the rear, radiator, wood effect flooring, and 2 built-in cupboards.

**BATHROOM** 2.5m x 1.45m

With white suite comprising bath with electric shower over, WC & vanity wash basin, radiator, Respatex style wall panelling, tiled flooring, and window to the rear elevation.

**ATTIC** 4.7m x 3.6m (max)

With Velux style window to the rear elevation, radiator, built-in wardrobe & shelved recess, radiator, power, lighting, and fitted carpet.

**LOFT** 4.35m x 3m

Partially floored, housing the hot water cylinder.

**GARAGE/WORKSHOP** 5.85m x 3m

With garage doors to the front, pedestrian door to the side, windows to the side & rear elevations, workshop area, power, and lighting.

**GARDEN**

The sizeable rear garden is fully enclosed and predominantly laid to lawn, complemented by established shrubs and trees, areas of stone chippings and a generous patio, making it a true suntrap. In addition to the detached Garage/workshop, there is a large timber garden shed with power and lighting. To the front, the garden is laid to stone chippings, while private parking is available to the side of the property.



## 2 Achlonan, 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 & drainage. Oil tank.

**Council Tax:** Band C

**EPC Rating:** E48

**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 very popular 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, golf course, Hotel & train station. There is a busy sports pavilion that hosts rugby, cricket, shinty, tennis, Pilates and keep fit classes. 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 Inn (signposted Village Centre). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Instead of following the sign, bear right. 2 Achlonan is along this road 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](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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