



the
ESTATES OFFICE

Taynuilt , Argyll and Bute, PA37 1PR

£230,000

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An absolutely charming three-bedroom traditional detached cottage occupying a peaceful rural setting, yet a short distance to amenities. This delightful property offers well-proportioned accommodation across two levels which enjoys private gardens to both the front and rear, and a very large garden to the side ripe for development.

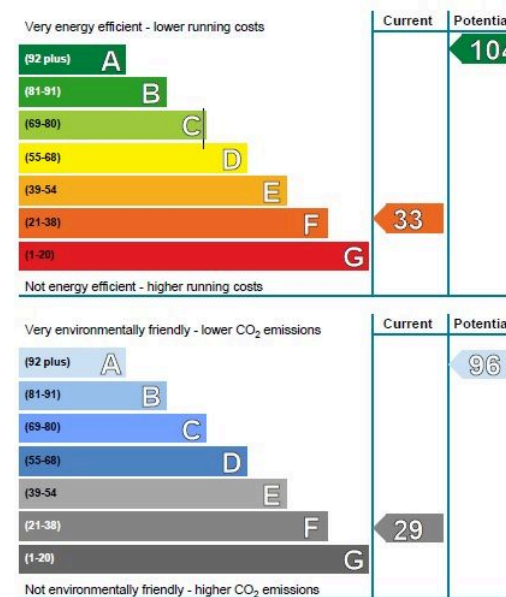
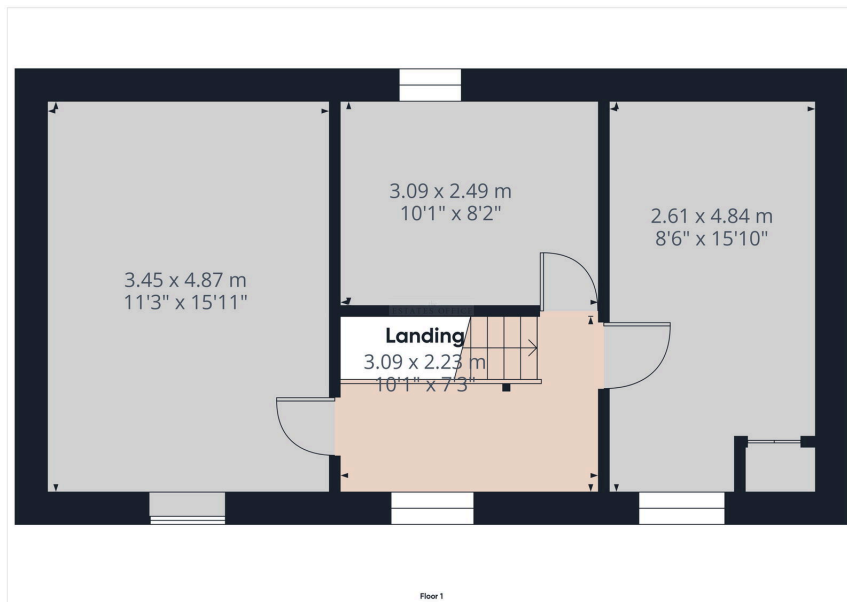
Originally built in the 1800s as a coaching inn the property boasts fabulous features, and is ready for the modernisation and upgrades required to restore its historic charm. This property is extremely unique and full of opportunity and therefore early viewing is highly recommended.

Well-appointed internal accommodation comprises; entrance vestibule leading into a welcoming inner hallway seamlessly flowing into all living spaces. Positioned to the front and featuring a bay window overlooking the leafy front garden, the relaxing sitting room boasts a log-burning stove giving the room real warming focal point. The kitchen would benefit from a full re-fit allowing the buyer to create their own dream kitchen in this large and bright space. There is a generous family sized bathroom on the ground floor to the back of the property, with the size there is scope for development that could incorporate both a shower and bath. Additionally, accessed via the kitchen is a convenient utility room equipped with further fitted units, offering space and services for a washing machine and tumble dryer. A rear-facing external door allows for easy garden access with a current sun room/mud room.

The first floor extends to three comfortable sized bedrooms: the principal bedroom is peacefully positioned and has views overlooking the water, the second bedroom enjoys views to the rear over the garden, while the third bedroom is set to the side and has dual aspect windows.

Externally, the property features private garden grounds to the front, side, and rear. The garden offers off-street parking for several cars. There is a timber garden shed provides useful outdoor storage space. The rear garden also has a beautiful burn running through it and offers potential for a wonderful outdoor space.





info@theestatesofficeargyll.com

+44 (0)1631 705 480

www.theestatesofficeargyll.com



The Old Bank, Argyll Square, Oban PA34 4AZ
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