



COLLAIG COTTAGE | KILCHRENAN | BY TAYNUILT | PA35 1HG



PRICE GUIDE: £210,000

Located on the outskirts of the desirable village of Kilchrenan, Collaig Cottage forms a charming detached cottage, situated in its own spacious garden grounds. Upgraded over the years, the property provides deceptively spacious accommodation, conveniently arranged over one floor and benefits from double glazing and oil fired central heating. The pretty lounge with double windows, AGA multi-fuel stove and oak flooring, plus the dual-aspect modern kitchen/diner with granite work surfaces, are most attractive spaces, further complemented by two large double bedrooms, a utility room, and generous bathroom with separate shower cubicle. In addition to the cottage, the garden grounds equate to around 0.2 acres, provide ample off-road parking, and include a garden shed, newly-built timber lean-to, and external utility room. Due to the size and location, Collaig Cottage would be ideally suited as a permanent home, idyllic holiday retreat or investment opportunity for the buoyant self-catering market.

Kilchrenan is a charming country village, with a busy village hall and local church, both which hold many activities throughout the year, the Kilchrenan Inn with restaurant and bar, plus an additional two prestigious hotels, situated on the shores of beautiful Loch Awe, Scotland's third largest freshwater loch, famous for its fishing. Further outdoors pursuits on offer include sailing, golf, climbing and skiing further afield in Glencoe and Fort William. Kilchrenan is a haven for local wildlife plus has numerous walks including The Nant Forest Walk, an ancient oak woodland around three miles from the property. Taynuilt village is situated only six miles away and offers a range of facilities including a well stocked grocers, renowned local butchers, hairdressers, post office, golf course and doctors surgery while secondary schooling and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.

- Charming Detached Cottage
- Rural Village Location
- Lounge with AGA Multi-Fuel Stove
- Kitchen/Diner
- Utility Room & External Utility Room
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Garden approx. 0.2 Acres
- Garden Shed with Timber Lean-To & Private Parking
- EPC Rating: D 62

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Accommodation

Entrance Vestibule 1.4m x 1.2m

With half glazed entrance door. Window to front. Hardwood door to hallway.

Hallway 4.4m x 1.0m

With doors to lounge, bedrooms and utility room. Solid oak flooring.

Lounge 4.6m x 3.7m

With window to front. Feature multi-fuel stove set on stone hearth with oak overmantle. Solid oak flooring. Picture rail. Fitted shelving. Door to kitchen/diner.

Kitchen/Diner 4.1m x 2.5m

With windows to rear and side. Fitted with cream high gloss kitchen units, offset with solid granite work surfaces and upstand. Integral Neff double oven with grill, and induction hob with stainless steel extractor hood over. One-and-a-half bowl stainless steel sink with Frankie Telescopic mixer tap and granite drainer. Two built-in storage cupboards. Feature full length radiator. Fully glazed UPVC door to rear garden.

Bedroom 3.9m x 3.3m

With window to front.

Bedroom 3.9m x 2.9m

With window to rear.

Utility Room 2.2m x 1.4m

Built-in storage cupboard. Work surface. Plumbing for washing machine. Space for tumble dryer. Door to bathroom.

Bathroom 3.5m x 3.3m

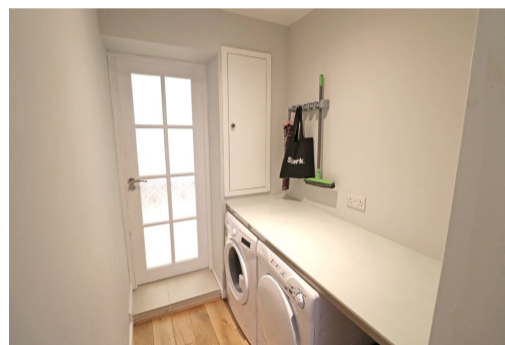
L-shaped, with window to rear. Fitted with white suite of WC and wash hand basin set in oak-effect vanity unit, bath with shower attachment over, and walk-in tiled shower cubicle with mains, twin headed shower. Feature wall mounted mirror with infinity lighting. TV bracket. Heated towel rail. Tiled flooring and half tiled walls.

External Utility Room 2.1m x 1.6m

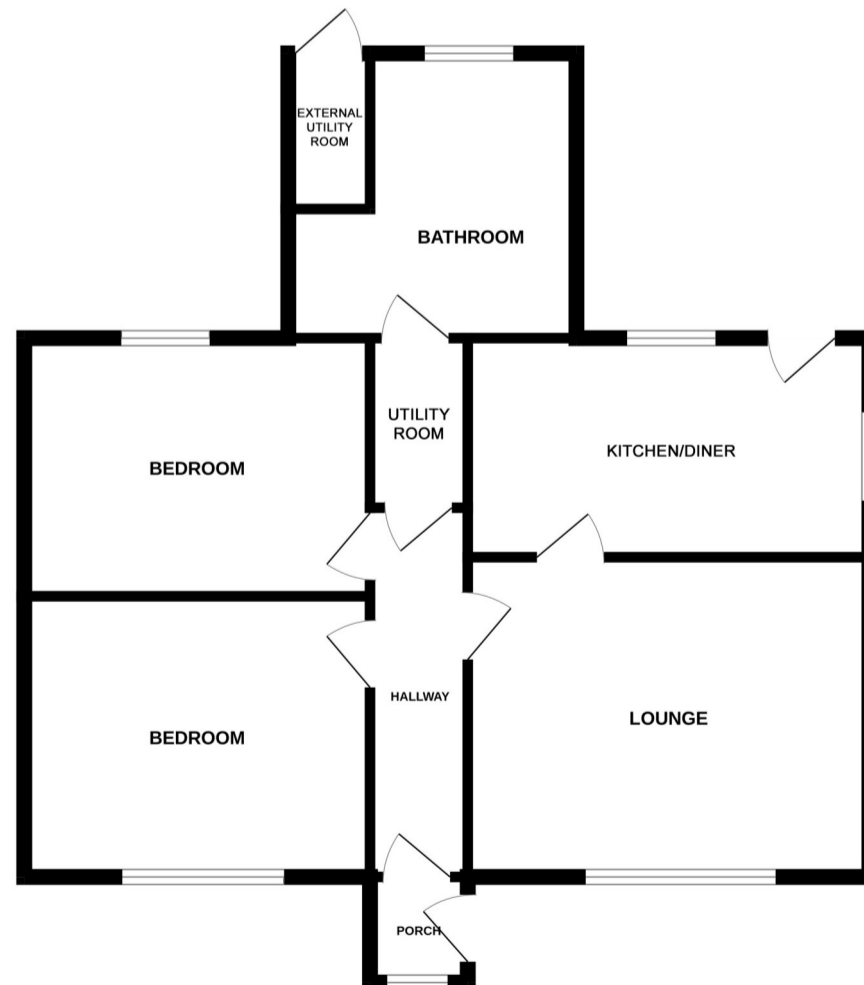
With UPVC entrance door and window to side. Firebird boiler. Heatrae Sadia hot water tank.

Garden

The property benefits from generous garden grounds of around 0.2 acres. Approached by a private entrance, providing generous off-road parking, the grounds are laid to lawn, offset with mature hedging, trees and bushes, with central steps from the entrance porch down to the road. An external utility room is attached to the rear of the property, whilst a timber shed and newly-build timber lean-to are also included in the sale.



Floor Plan



Travel Directions

Travelling north from Glasgow on the A82, turn left at Tyndrum on to the A85 signposted Oban. Continue on this road for 23 miles, turning left before the village of Taynuilt on to the B845 signposted Kilchrenan. Follow this road for around 6 miles, bearing right at the Kilchrenan Inn. Continue on this road for just over 2 miles and the property is located on the right hand side, directly after the modern property Hillside.

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Title Plan

The area shaded pink is included in the sale and equates to around 0.2 acres.

Title Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular: (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.