



TARANSAY | GLEN LONAN ROAD | TAYNUILT | PA35 1HY

PRICE GUIDE: £240,000

Occupying an elevated position, quietly located in the most popular residential village of Taynuilt, Taransay forms a desirable detached bungalow, set in attractive garden grounds. Offering generous accommodation, conveniently arranged over one level, the property is in very good order and benefits from double glazing and LPG fired central heating. Whilst some modernisation would be advantageous, Taransay has been well looked after and due to the size and location, would be ideally suited as a permanent family home as currently used. The accommodation comprises a large lounge with feature gas fire and patio doors to the garden, a dining room which open to the kitchen, a useful utility room, welcoming entrance porch, family bathroom and three double bedrooms with storage. The private and secluded rear and side garden areas are most attractive areas, boasting countryside views, and well-stocked grounds. Ample private gravelled parking features to the side of the property whilst a charming mini woodland area is used for barbecuing etc.

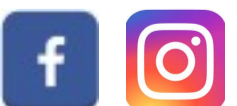
The popular village of Taynuilt offers a range of facilities including a highly recommended primary school, village hall, church, doctors surgery, local shops, post office, hairdresser, golf course and a wealth of outdoors activities including walking and hill-walking. A modern sports pavilion is a superb addition and offers sports such as shinty, football, cricket, rugby, hockey and tennis, with further facilities available for fitness classes, kids parties, meetings etc. A secondary school 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.

- Desirable Detached Bungalow
- Attractive Village Location with Countryside Views
- Large Lounge with Feature Gas Fire & Patio Doors
- Dining Room
- Kitchen
- Utility Room
- 4 Double Bedrooms
- Family Bathroom
- Double Glazing & LPG Fired Central Heating
- Generous Garden of around 0.3 Acres with 2 Sheds
- Gravelled Private Parking
- EPC Rating: F 37

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Accommodation

Entrance Porch 1.8m x 1.7m

Frosted glazed wooden entrance door, with frosted fully glazed side panel. Fixed windows to front. Frosted glazed door and frosted glazed side panels to entrance hallway.

Entrance Hallway 6.5m x 3.9m

L-shaped, with built-in cupboard with double doors. Hatch to loft. Doors to lounge, kitchen, bathroom and bedrooms. Built-in cupboard housing hot water tank.

Lounge 5.4m x 4.6m

With triple patio doors to side garden. Gas fire set in granite surround with granite hearth and wooden overmantle. Frosted sliding doors to dining room.

Dining Room 4.3m x 2.5m

With double window to side and double window to rear. Open arch to kitchen.

Kitchen 4.3m x 2.8m

With double window to rear. Fitted with wood effect kitchen units, offset with marble effect work surfaces. Space for cooker. Plumbing for dishwasher. Stainless steel sink unit. Tiled splashback. Glow Worm wall mounted boiler. Door to utility room and hallway.

Utility Room 3.2m x 1.7m

With plumbing for washing machine and space for tumble dryer over. Grey coloured kitchen units, offset with cream coloured work surfaces. Laminate flooring. Wooden door with frosted glazed panels to rear garden.

Bathroom 3.2m x 1.7m

With frosted double window to rear. Fitted with white suite of WC, wash hand basin set in gloss white vanity unit, bath, and fully wet-walled shower cubicle with Mira shower. Half tiled walling and splashback.

Bedroom 3.0m x 2.8m

With double window to front. Built-in wardrobes with double doors.

Bedroom 3.9m x 2.8m

With double window to front. Built-in wardrobes with double doors.

Bedroom 3.7m x 2.9m

With double window to rear. Built-in wardrobe.

Bedroom 2.9m x 2.5m

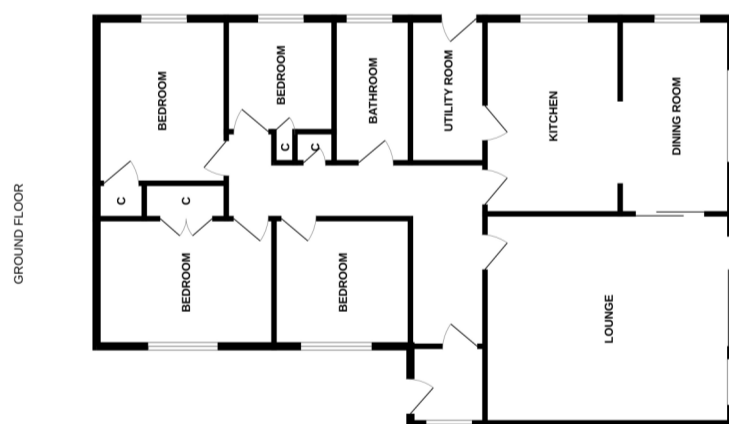
With double window to rear. Built-in wardrobe.

Garden

The property boasts garden grounds of around 0.3 acres, surrounding the property to all four sides. The private and secluded rear and side garden areas are most attractive areas, boasting countryside views, paved patio areas, a lawn, two garden sheds with light and power, and well-stocked grounds, comprising mature trees, hedging, shrubs, bushes and seasonal planting, providing colour and interest. A private gravelled parking area features to the side of the property, providing ample parking, whilst a charming mini woodland area is used for barbecuing etc. The front grounds would benefit from some attention to bring them in to line with the remainder of the garden.



Floor Plan



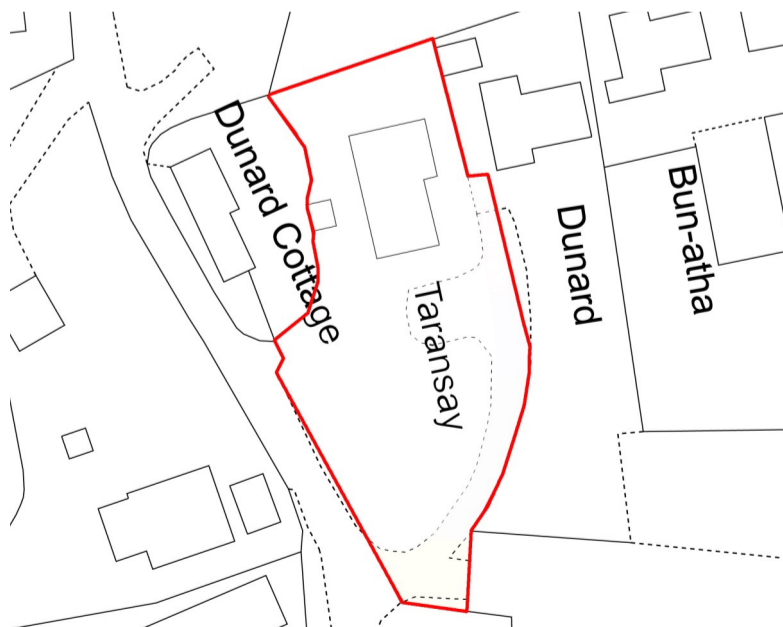
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Title Plan

The area outlined red indicates the title for sale, equating to around a third of an acre.

Travel Directions

Travelling north from Glasgow on the A82, turn left at Tyndrum on to the A85 signposted Oban. Continue on this road for 24 miles, passing the 30mph road signs for the village and continue for just over half a mile, turning left where signposted Glen Lonan, directly before The Taynuilt Inn. Pass the first turning on the left and proceed ahead, passing the low white Dunard Cottage on the left and then turn immediately left. Follow the track ahead and Taransay is the first property on the left.



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