

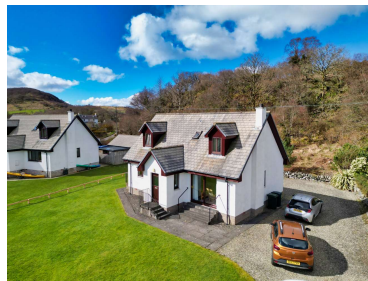


4 Bed Detached House

Offers Over: £375,000

Tigh Dearg, Carsaig, Tayvallich, Argyll, PA31 8PN

A delightful family home set within a peaceful hamlet of similar properties. Idyllic semi rural location with an abundance of wildlife visiting regularly and nestled between the 2 picturesque bays of Tayvallich. The well known and sought after sailing village is popular with locals and visitors alike. Amenities include boat lunching, mooring facilities, a primary school, restaurant, café and shop. A 12 mile commute to the larger town of Lochgilphead with all its amenities and facilities. Comprising; Open plan lounge and kitchen/diner, 4 double bedrooms (one master en-suite) and family bathroom. The property further benefits from large gardens, detached garage/workshop, an open fire, off peak storage heating, patio doors to bbq area, double glazing and private driveway with parking for multiple vehicles. 4G, broadband and digital television are available.




ARGYLL
Estate Agents

Entrance/porch 1.97m x 1.63m

Timber entrance door with opaque glass insert to porch with coat hanging and boot storage space. Carpeted flooring, window view to side, pendant lighting. Interior timber door with opaque glass inserts to main open plan living area.

Lounge 6.77m x 4.53m

Light and bright space open plan to kitchen/diner and exposed timber tread staircase to upper floor. Patio doors to bbq area and dual aspect countryside views. Plenty of room for freestanding lounge furniture, pendant lighting, tv point, socket points, phone point and carpeted flooring. Off peak electric storage heater, open fire with timber surround, tiled backwall and a slate hearth. Large storage cupboard ideal for household goods.

Kitchen/diner 4.01m x 3.47m

Open plan to lounge area with dual aspect window views to front and side. Side door to garden and workshop. Linoleum flooring, matching country style wall and base units with various storage and display options, ample worktop space, stainless steel sink with drainage board and swan neck mixer tap. Space and plumbing for freestanding white goods. Inbuilt Select electric cooker with oven, grill and 4 zone hob. Tiled splashbacks, extractor fan, smoke detector. Ample space for freestanding dining furniture, off peak electric storage heater and pendant lighting.

Bedroom One 3.56m x 3.17m

Good sized double bedroom with peaceful views to rear garden. Carpeted flooring, pendant lighting, electric panel heater, double inbuilt mirrored wardrobes, socket points.

Bedroom Two 2.85m x 2.53m

Double bedroom with rural views to rear garden. Carpeted flooring, pendant lighting, electric panel heater, double inbuilt mirrored wardrobes, socket points.

Family bathroom 3.12m x 1.94m

Four piece suite with full size bath, Shower enclosure with Galaxy electric shower, glazed door and tiled walls within, WHB with single taps and tiled splashbacks, WC. Vanity storage shelf and tiled splashbacks, opaque window views to rear, heated towel rail, linoleum flooring, pendant lighting, extractor fan.

First floor

Upper landing 1.43m x 1.32m

Timber tread staircase with balustrade lead you to the first floor accommodation. Eaves storage, carpeted flooring and pendant lighting.

Bedroom three 4.00m x 3.92m

Good sized double bedroom with elevated window views to front garden and countryside beyond. Carpeted flooring, pendant lighting, electric panel heater, two double inbuilt mirrored wardrobes, socket points.

Master bedroom 4.96m x 3.54m (with en suite)

Large double bedroom with en suite facilities, elevated window views to front garden and countryside beyond. Carpeted flooring, pendant lighting, loft hatch access, electric panel heater, double inbuilt mirrored wardrobes and socket points.

En suite shower room 2.70m x 1.82m

Three piece suite with Mira electric shower, large opaque glazed enclosure, WHB with single taps, WC, tiled splashbacks, heated towel rail, linoleum flooring, pendant lighting velux window to front and extractor fan.

Outside

The large garden to front mainly laid to lawn with a natural habitat area beyond the lawn attracting an abundance of wildlife, bees and birds.

The property is surrounded by slabbed pathways and large stone chipped driveway to the side and rear providing parking for multiple vehicles and boat storage. There is a bbq seating area to the front with lounge access through patio doors, an ideal spot for relaxing in the sun with friends and family. Dry stone dyke walls define the borders to the rear with banking filled with shrubs and trees.

Substantial detached garage/workshop of block and render construction with tiled roof, pedestrian side door, main entrance roller door, concrete base, power and light.

Location

This property is situated in a hamlet of similar properties in beautiful Carsaig in the small village of Tayvallich, just 12 miles east of Lochgilphead. The village itself has a pub/restaurant and a café/shop, as well as a village hall and local primary school.

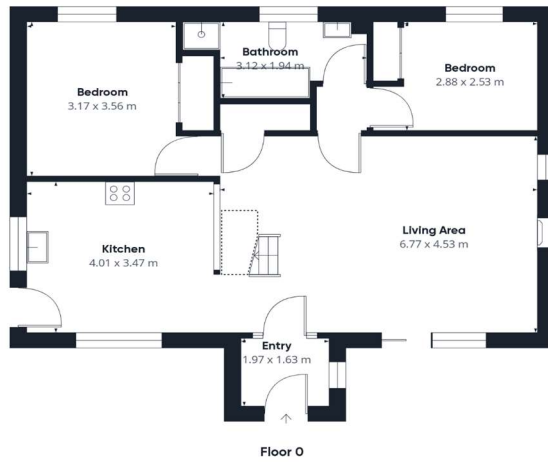
More amenities can be found in Lochgilphead including several well-regarded schools, independent restaurants, sports facilities and a large supermarket.

The surrounding area is a paradise for sailing enthusiasts and outdoors lovers. There are numerous walking and cycling trails within easy reach of Tayvallich, while the region is well-known for sailing, fishing, birdwatching and diving.

Ferries embark to Jura from Tayvallich Ferry Terminal, while the larger Kennacraig Ferry Terminal and Tarbert Ferry Terminal (both less than an hour away) offer services to Islay and Portavadie.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.



Approximate total area⁰
128.98 m²

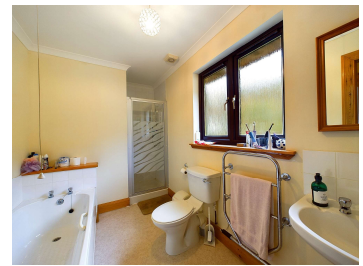
Reduced headroom
5.26 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents