



## 3 Bedroom Semi Detached

Guide Price: £225,000

46 Achlonan, Taynuilt, Argyll, PA35 1JJ

Homely and inviting family dwelling boasting an open plan ground floor layout with hand crafted rustic finishes throughout giving a trendy industrial vibe. Ideal for those seeking semi-rural lifestyle with countryside and Ben Cruachan backdrop within a popular residential area of Taynuilt, within easy commuting distance of Oban. The area surrounding the property is known for natural beauty, wonderful country walks, cycling routes, fishing rivers, hidden beaches and lochs. Comprising; Open plan lounge, kitchen, dining and home office areas, extended utility porch to the rear, 2 double bedrooms (1 with en suite WC), a single bedroom and family bathroom. The property further benefits from a recently installed air sourced central heating and hot water system, wood burning stove, double glazing and plenty of storage throughout including loft space. Private front and back facing gardens with timber workshop, tool shed, log store, raised decking with covered seating area and a private driveway to the side. Broadband, 4G and digital television are available. EPC rating C71 - Council Tax band C



  
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Entry at the front welcomes you to the spacious open plan lounge, kitchen, dining and home office area's with hand crafted rustic wood finishes, bespoke open shelving and walnut laminate flooring throughout.

#### Lounge area 5.61m x 3.23m

Light and bright with dual aspect window views to the front and rear with mountain views in the distance. Central to the room is a recently installed wood burning stove with timber mantle and matching inbuilt book shelving to the side. Pendant lighting, central heating radiator, socket points, wall mounted tv point and ample space for lounge furniture.

#### Kitchen/Dining area/Study 5.62m x 3.83m

Modern wall and base units with various storage options throughout including inbuilt shelving and racks. Contrasting worktop, composite sink with flexible swan neck mixer tap. Window views to raised decking and rear gardens. Pendant lighting, rose gold socket points, freestanding cooker below the 4 zone electric hob with extractor hood above. Space for large freestanding fridge/freezer with surrounding inbuilt matching cabinets. Dining area has space for a dining table and chairs, under stair cupboard and pendant lighting. Study area has a bespoke inbuilt office desk with window view to front garden and mountain scenes beyond.

#### Utility room 2.74m x 2.01m

Extended rear utility porch with dual aspect windows to rear and side. Matching kitchen base cabinets, worktop space, shelving, coat hooks and space for outdoor clothing or household items. Space and plumbing for white goods, pendant lighting and walnut laminate flooring. Access to raised decking and rear gardens.

#### First floor landing 1.86m x 1.08m

Carpeted staircase with mid level window view to side of property. Timber wall detailing, storage cupboard housing the hot water tank and air source pump controls. Ceiling mounted clothes pulley, inbuilt storage shelving, pendant lighting and loft hatch access.

#### Bedroom One (with en suite WC) 2.95m x 2.82m

Good sized double bedroom with en suite facilities and window views to rear gardens. Carpeted flooring, inbuilt cupboard with shelving, pendant lighting, central heating radiator and socket points. Ample space for bedroom furniture.

#### En suite WC

Two piece suite with WC and WHB with mixer tap and wet wall panel splashback. Extractor fan, pendant light and timber effect vinyl flooring.

#### Bedroom Two 3.79m x 2.73m

Good size double bedroom with window views to the front. Rustic timber wall cladding and decorative exposed brickwork, inbuilt wardrobe with shelving and clothes rail. Ample space for freestanding furniture, central heating radiator, carpeted flooring and pendant lighting.

#### Bedroom Three 2.68m x 2.17m

Single bedroom with inbuilt fixed single bed frame and kids desk space. Bed has storage underneath and hand crafted ladder for access. Velux to front, timber effect vinyl flooring, central heating radiator, pendant lighting, socket points and inbuilt wardrobe with shelving and clothes rail.

#### Family Bathroom 2.24m x 1.90m

White three piece suite comprising; Mira electric shower and screen over the bath, WHB and WC. Large opaque window to rear, vinyl flooring, space for vanity furniture, heated towel rail, extractor fan, pendant lighting, wall tiling and wall mounted towel holder.

#### Outside

Private driveway with additional space beyond if required to create space for another vehicle. Front garden has two lawn area's with central feature planting area's. Slabbed pathway between the lawns to front door. Planting borders define the areas with established shrubs and bushes. To the side a gate welcomes you to the rear gardens which are ideally enclosed for privacy and safety of children and pets. Composite raised decking with covered seating area offering a wonderful spot to enjoy the south facing views of Ben Cruachan. Timber workshop with power and light, work benches and hard wood flooring. Lawn area with bedding area's featuring an array of annual flowering perennials including Camelia which are in full bloom in the spring. Clothes drying area at rear with stone chipped/slabbed pathways. Tool shed, log store and outside tap.

#### Location

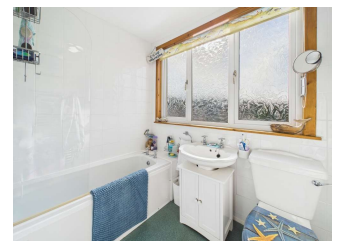
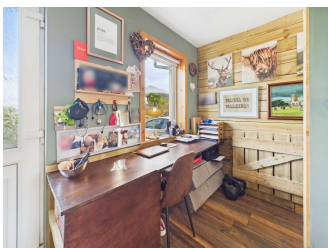
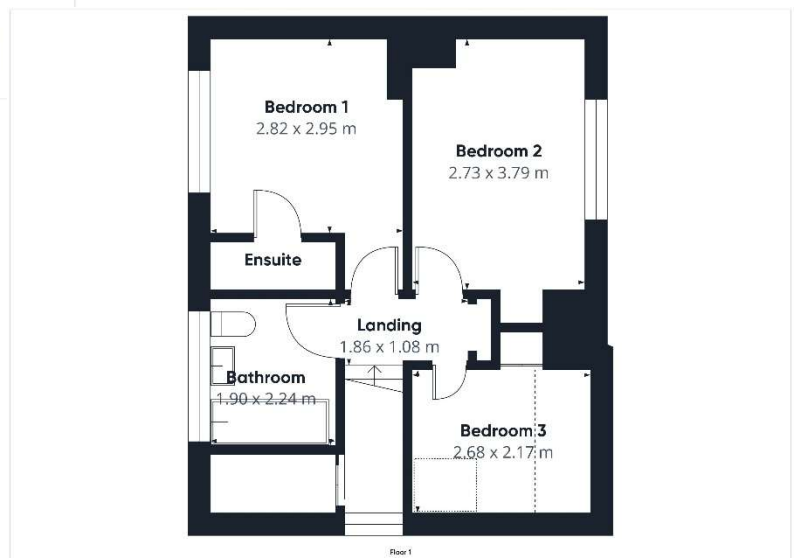
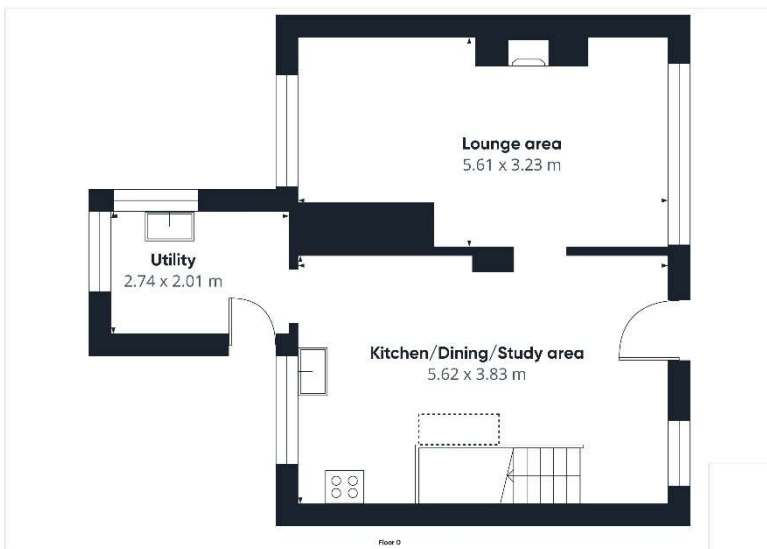
Taynuilt has a doctors' surgery, general store, post office, hairdressing salon, tearoom, community hall and a 9 hole golf course with club house. A regular train and bus service links Taynuilt with Oban and Glasgow. Oban is the main centre of north Argyll and provides the focus both culturally and economically for Taynuilt. The vibrant town of Oban has national supermarkets as well as independent retailers and specialist shops. The town is laid out around the picturesque Oban Bay which overlooks the island of Kerrera and it is from here that the Caledonian MacBrayne ferries, serving the Inner Hebridean islands, operate on a regular basis. In addition, the town has a leisure centre with swimming pool as well as a private gym and health club with a cinema and Municipal halls which provides the venue for many cultural events. North Argyll is a most picturesque and exciting area which allows a degree of tranquillity and individuality yet is within easy travelling time of Oban for most day to day services, yet is within two hours travelling time of Glasgow and its airport.

The nearby glorious setting of Loch Awe, the longest inland loch in Scotland, provides excellent walking, fishing, cycling and wildlife. Kilmartin offers a pub and museum, plus visit the town of Lochgilphead, the village of Inveraray, home to the Duke and Duchess of Argyll, or take a boat trip around the islands, many with castles and graveyards to explore, in the Firth of Lorn.

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