



4 Bedroom Detached House

Guide Price: £250,000

3 Memorial Field, Kilchrenan, Taynuilt, Argyll, PA35 1HF

Modern family home with lots of natural light throughout, nestled in a peaceful hamlet of similar dwellings. The property is situated the outskirts the village with a short walk to the village hall which hosts events throughout the year and The Kilchrenan Inn with restaurant and bar facilities. The area welcomes families searching for semi rural lifestyle within commuting distance of Oban. Nearby Taynuilt hosts a train station connecting Oban and Glasgow, a well respected primary school, café, doctors surgery, independent shops and a 9 hole golf club with club house facilities. The area surrounding the property is known for natural beauty, wonderful country walks, cycling routes with fishing rivers and lochs nearby.

Comprising; Lounge, open plan kitchen/diner, utility, 4 double bedrooms, family bathroom and shower room. The property further benefits from an economical air source central heating and hot water system, underfloor heating throughout, double glazing, off road parking with EV charging point, loft storage, linked smoke detectors, front and rear gardens, bbq patio and two garden stores. Broadband, 4G and digital television are available. EPC rating D68 - Council Tax band E.




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Entrance

Light and bright welcoming hallway with stairs to first floor accommodation. Laminate flooring, spotlighting, space for hall furniture and socket points.

Lounge 4.81m x 4.36m

Good sized lounge with window views to the front, plenty space for freestanding furniture, laminate flooring, spotlighting, feature wall lighting, tv point and socket points.

Kitchen/Diner 6.58m x 2.92m

Open plan room with ample space for family dining and dual window views to the front. Matching shaker style wall and base units with plentiful worktop space. Stainless steel sink with swan neck mixer tap, mid level oven/grill, 4 zone halogen hob with Neff extractor hood above. Integrated Neff dishwasher, space for additional white goods, tiled flooring, spotlighting and cupboard housing the hot water tank. Access to utility and on to rear garden.

Utility 2.16m x 1.70m

Handy room with worktops, cabinets, shelving and access to the rear gardens. Space and plumbing for white goods and window view to the side.

Bedroom One 3.46m x 2.91m

Ground floor double bedroom with laminate flooring, window view to rear, space for freestanding furniture, pendant lighting and socket points.

Bedroom Two 3.38m x 2.98m

Ground floor double bedroom currently utilised as a study/gym. Laminate flooring, window view to front, space for freestanding furniture, pendant lighting and socket points.

Family Bathroom 2.16m x 1.81m

White three piece suite with P-Shaped bath, overhead thermostatic shower and curved screen. WHB with vanity storage beneath and WC. Tiling to walls and floor, shaver point, towel holder, vanity shelf, flush ceiling light, extractor fan and opaque window.

First Floor Landing 3.03m x 1.18m

Timber tread stairs with Velux from above to first floor hallway. Two inbuilt eaves cupboards with twin mirrored sliding doors, loft hatch access, spotlighting and laminate flooring.

Bedroom Three 4.96m x 3.51m

Spacious double bedroom with carpeted flooring, twin Velux's to the front, space for freestanding furniture, pendant lighting and socket points.

Bedroom Four 4.99m x 3.36m

Large double bedroom with carpeted flooring, twin Velux's to the front, space for freestanding furniture, pendant lighting and socket points.

Shower Room 2.47m x 1.93m

Three piece suite with thermostatic shower enclosure, WHB and WC. Velux to the front, tiling to walls and floor, flush ceiling light, extractor fan, shaver point and vanity shelf, towel holder.

Outside

The private gardens are enclosed by timber fencing providing safety for children and pets. The front is mainly laid to level lawn with a planting border to one side with Roses and flowering perennials. Recently installed raised flagstone patio area to the front is the ideal spot to enjoy the quiet surroundings and family bbq's. Slabbed pathways and stone chipped borders lead to the front door ramped entrance with handrail. The rear is slabbed and stone chipped with a whirligig and two garden stores included in the sale. Access door to rear utility. Space for refuse storage and outside tap. Off road parking adjacent to the property with an easy access EV charging point mounted to the property.

Location

The property is situated on the edge of Kilchrenan which nestles on the northern shores of Loch Awe. The area provides a plethora of outdoor activities including fishing on Loch Awe, one of the most famous freshwater lochs in Scotland which not only provides some of the best brown trout fishing but also provides an excellent opportunity to explore the various islands and castles situated around the loch. In addition the hills and mountains provide exercise for all abilities from the heights of Ben Cruachan through to the lower hills of Kilchrenan there are many way-marked walks throughout the area. The area is also steeped in history with many pre-historic sites as well as more recent remains. The remains of the 18th Century ironworks at Taynuilt, approximately 8 miles to the north is within the custodianship of Historic Scotland. Kilchrenan is a small West Highland village close to the northern shores of Loch Awe. The village supports a local hotel/restaurant/bar and a village hall. Every day requirements can be found at Taynuilt – approximately 7 miles to the north.

Taynuilt has a general store, post office, hairdressing salon, tea room and public house, as well as a 9 hole golf course. A regular train service links Taynuilt with Oban and also provides regular services from Taynuilt to Glasgow. Oban is the main centre of north Argyll and provides the focus both culturally and economically for Kilchrenan. The town has four national supermarkets as well as several multiple retailers and many small independent specialist shops.

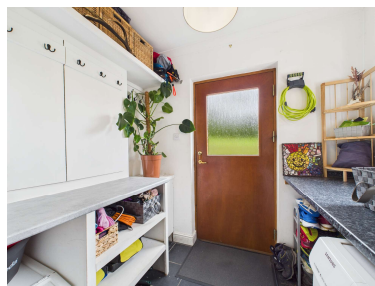
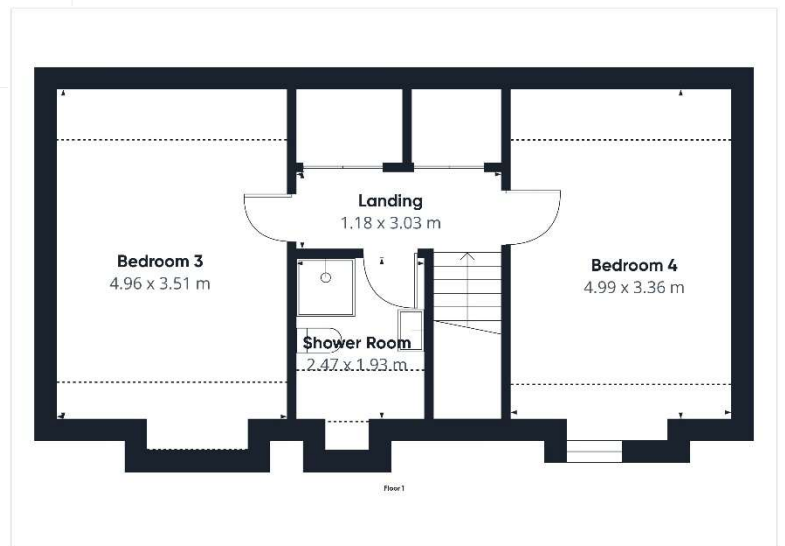
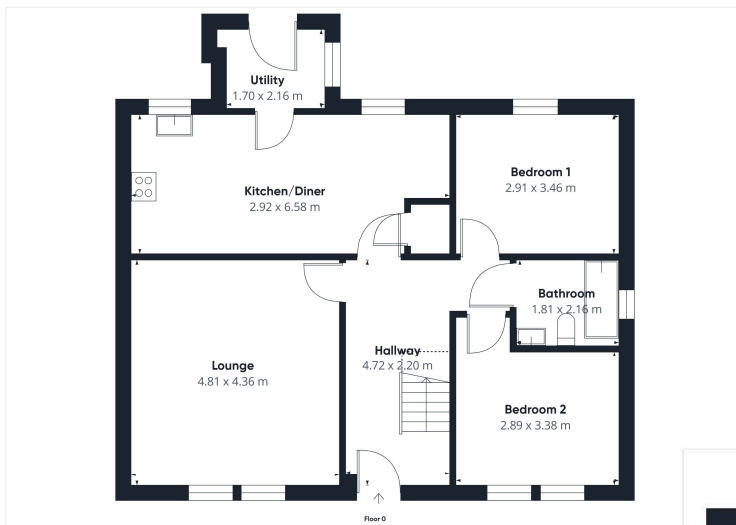
The town is laid out around the picturesque Oban Bay which overlooks the island of Kerrera and it is from here that the Caledonian MacBrayne ferries, serving the Inner Hebridean islands, operate on a regular basis. In addition, the town has a leisure centre with swimming pool as well as a private gym 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.

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