



4 Bed Detached House

Guide Price: £390,000

7 Brochroy Crofts, Taynuilt, Argyll, PA35 1JQ

Impressive, modern family home located within a peaceful and highly sought-after spot on the edge of the village, enjoying beautiful views towards Loch Etive and the surrounding countryside. A nearby track leads to the loch shores and pier with excellent fishing and sailing opportunities. This handsome property is recently built in 2007, positioned on a preferred end of a cul de sac plot, offering good levels of insulation and spacious, well-designed accommodation. Featuring a bright open-plan kitchen and dining area, a generous lounge with patio doors to the garden, a lovely conservatory, a practical utility room, and plentiful storage. There are three double bedrooms, including a master with ensuite, family bathroom on the first floor and a handy double bedroom and shower room on the ground floor. The home further benefits from extensive and well stocked mature gardens, a private driveway for multiple vehicles, a large detached garage with workbench and storage, LPG central heating with hidden bulk tank and double glazing, combining space, comfort, and stunning views in one of Oban's most desirable locations.

Council Tax Band F - EPC rating C69.




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Entry Porch

A welcoming first impression, with the entrance door featuring opaque glazing and a letterbox insert. Carpeted flooring, spotlighting, and convenient space for outdoor clothing and footwear make this a practical entryway.

Hallway

Light and bright, carpeted for comfort, and fitted with modern spotlighting and central heating. Access to all ground floor accommodation and staircase leading to the first-floor accommodation.

Family Lounge

A wonderfully spacious and light-filled room, enjoying dual-aspect natural light from full height windows to the front and a combination of full height window and sliding patio doors to the rear. Carpeted throughout, the room features pendant lighting, TV point and two central heating radiators, providing both comfort and flexibility for furniture layouts, making it ideal for relaxing or entertaining.

Kitchen/Diner

This lovely space forms the heart of the home. The kitchen is fitted with wood effect laminate flooring, matching wall and base units in a warm wood effect finish with steel handles and ample dark contrasting worktops. A stainless steel sink with a swan neck mixer tap sits beneath windows overlooking the gardens and farmers field beyond. Integrated Bosch appliances include a mid-level oven and grill, four-zone gas hob with extractor hood, dishwasher, and fridge freezer, complemented by tiled splashbacks and spotlighting. The dining area offers generous space for a family table and additional furniture, with a front-facing window overlooking the garden, carpeted flooring, a central heating radiator, and pendant lighting. French door access to conservatory, creating a seamless flow to open up the socialising space.

Conservatory

Carpeted and bright with double glazed windows on three sides offering delightful views over the garden and surrounding countryside. Integrated window and ceiling blinds, feature wall lighting, central heating radiator, TV point, and ample space for furniture making this a perfect spot to relax throughout the day or entertain in the evenings.

Utility Room

Features wood effect laminate flooring, matching wall and base units with coordinating worktop, space and plumbing for white goods, the gas boiler, spotlighting, and an extractor fan, making it highly practical for everyday use with access to rear gardens and drying area.

Shower Room

Ground floor shower room with tiled walls, carpet-tiled flooring, quadrant shower enclosure with an electric shower, WC, wash hand basin with wall mounted vanity unit with mirrors, spotlighting, an extractor fan, and a heated towel rail, providing a stylish and functional space for family or guests.

Bedroom Four

Ground floor double bedroom, currently used as a home office with a built-in wardrobe, carpeted flooring, rear-facing window overlooking the garden, pendant lighting, and a central heating radiator.

First floor

The landing is bright and spacious, carpeted throughout with dual Velux windows to the front filling the area with natural light. Spotlighting, a central heating radiator, inbuilt cupboard ideal for linen storage and the landing provides space for occasional furniture making it both practical and welcoming.

Master Bedroom One and Ensuite Shower Room

The master bedroom is a generous and inviting retreat, carpeted with ample space for furniture. Elevated views of the front garden and towards Loch Etive in the distance. Double built-in wardrobes and an additional single wardrobe provide excellent storage. The room has direct access to a modern ensuite shower room with a quadrant electric shower, wash hand basin, WC, rear-facing Velux window, tiled walls, vinyl flooring, heated towel rail, space for vanity furniture, and a wall-mounted shaver point with lighting.

Bedroom Two

Large first floor double with elevated front facing windows offering views over the garden and Loch Etive, and a rear-facing Velux window. Carpeted flooring, central heating radiator, pendant lighting, and loft hatch access. Ample space for furniture, creating a versatile and inviting room.

Bedroom Three

Comfortable double bedroom with a striking double Velux overlooking the rear garden, an inbuilt wardrobe, carpeted flooring, pendant lighting, and space for furniture.

Family Bathroom

Well appointed 4 piece suite with vinyl flooring and tiled walls, a full-size bath, separate walk-in shower enclosure, wash hand basin, WC, rear-facing VELUX window, heated towel rail, wall mounted vanity unit with mirrored doors, extractor fan, and spotlighting.

Grounds

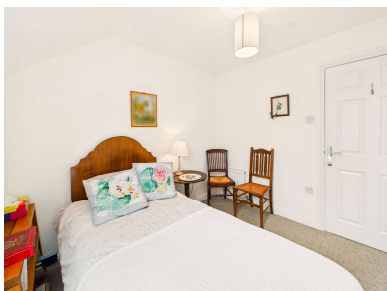
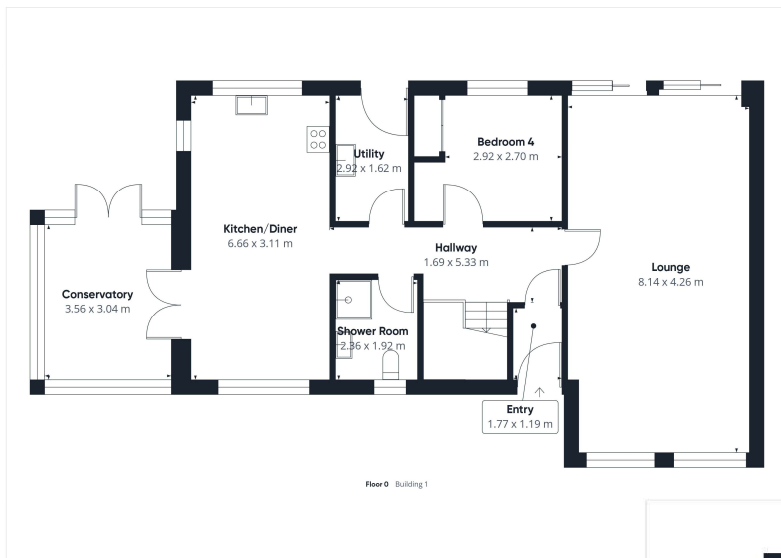
Set within a private and tranquil position at the end of a cul-de-sac, the property enjoys extensive, mostly level wraparound gardens, with large lawn areas, established trees, annual flowering shrubs, and mature perennials creating a beautiful, rural feel. The rear garden features a stone-chipped seating area, slabbed pathways, and raised decking adjacent to the conservatory, offering multiple spots to relax and enjoy the peaceful surroundings. At the bottom of the garden, a safely enclosed lawn adds further space for children, pets, or leisure. A garden tap and refuse storage area add practicality.

Detached Garage/Workshop

Superb building with an electronic front door, a side pedestrian entrance, concrete base, power and lighting. Additionally, there are wall brackets, ample space for workbenches, tools, and outdoor equipment, making it ideal for storage or DIY projects. A private Monoblock driveway provides parking for numerous vehicles, completing this well-designed, versatile, and highly desirable family home.

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.



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