



## Glen Liver, 4 Brochroy Croft

Taynuilt | Argyll | PA35 1JQ

Offers Over £420,000

**Fiuran**  
PROPERTY



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Glen Liver is a generously proportioned 4-Bedroom detached Home enjoying stunning views over Loch Etive and Ben Cruachan. Situated in the sought-after village of Taynuilt, this impressive property features a detached Garage and sits within a large, mature garden, which includes a charming small forest area offering both privacy and character.

Special attention is drawn to the following:-

## Key Features

- Spacious 4 Bedroom detached family Home
- Views of Loch Etive, Ben Cruachan & surrounding Glens
- Vestibule, Kitchen/Diner/Lounge, Conservatory, Shower Room
- 4 Bedrooms, En Suite Shower Room, Bathroom, Utility Room
- Excellent storage, including partially floored Loft
- LPG central heating & newly fitted multi-fuel stove
- Double glazing & 16 solar panels
- Modern features including ceiling downlights
- Blinds, flooring & integrated appliances included in sale
- Large, mature garden surrounding property
- Patio area, timber garden shed & log store
- Detached Garage & private parking
- Only 20-minute drive to town of Oban
- Sought after village location



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The ground floor accommodation comprises entrance Vestibule with stairs rising to the first floor, spacious open-plan Kitchen/Diner/Lounge with glazed doors leading to the rear patio, lovely Conservatory to the side, Utility Room, 2 ground floor Bedrooms, and a Shower Room.

The first floor boasts a bright landing with Study Area, 2 further double Bedrooms (including Master with En Suite Shower Room), and a family Bathroom. There is also a partially floored Loft.

The well-kept garden surrounds the property and is mainly laid to grass. There is a detached Garage to the side of the property and mono-blacked driveway providing private off-road parking to the front.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via private parking to the front of the property, and entrance at the front into the Vestibule, or at the rear into the Utility Room.

### **GROUND FLOOR: VESTIBULE**

With carpeted wooden staircase rising to the first floor, 2 radiators, built-in storage cupboard, double-height ceiling with 2 Velux styles windows (one of which is remote-controlled), wooden flooring, and doors leading to the Kitchen, Lounge, Bedroom One, Bedroom Two, and the Shower Room.

### **KITCHEN** 4.15m x 2.85m

Open-plan to the Dining Area, fitted with a range of wood effect base & wall mounted units, under-cabinet lighting, work surfaces & matching up-stands, breakfast bar, stainless steel sink & drainer, built-in double oven, gas hob, stainless steel extractor hood, integrated dishwasher & fridge/freezer, tiled flooring, windows to the rear elevation, door leading to the Utility Room, and glazed door leading to the Hallway.





**DINING AREA/LOUNGE** 7.75m x 4.5m (max)

With floor-to-ceiling windows to the front, further window to the side, attractive fireplace with newly fitted (Backwoodsman) multi-fuel stove, 2 radiators, wooden flooring, and 2 sets of glazed French doors from the Dining Area to the Conservatory and rear patio.

**CONSERVATORY** 3.8m x 3.1m

With windows to the front, side & rear elevations, radiator, glazed roof, fitted blinds, tiled flooring, and glazed French doors leading to the rear garden.

**UTILITY ROOM** 2.4m x 2.1m

With wood effect base & wall mounted units, work surfaces with space for white goods below, stainless steel sink & drainer, wall-mounted central heating boiler, radiator, tiled flooring, windows to the side elevation, and external door to the rear garden.

**BEDROOM ONE** 4.05m x 2.9m (max)

With windows to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM TWO** 4.05m x 3.65m (max)

With windows to the front & side elevations, radiator, and fitted carpet.

**SHOWER ROOM** 1.95m x 1.75m

With white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, tiled walls & flooring, and window to the front elevation.





### FIRST FLOOR: UPPER LANDING & STUDY AREA

With balcony overlooking the Vestibule below, large built-in cupboard (housing the hot water cylinder), and fitted carpet.

### BEDROOM THREE 5.35m x 3.55m (max)

With windows to the front & side elevations, radiator, 2 built-in wardrobes, access to the Loft, and fitted carpet.

### BEDROOM FOUR/MASTER 4.85m x 4.45m (max)

With windows to the front & side elevations, radiator, 2 built-in wardrobes, fitted carpet, and door leading to the En Suite.

### EN SUITE SHOWER ROOM 2.8m x 1.85m

With white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, tiled walls, tile effect flooring, and 2 Velux style windows to the rear elevation.

### BATHROOM 2.5m x 1.95m

With white suite comprising bath with mixer shower over, WC & wash basin, chrome heated towel rail, tiled walls, tile effect flooring, and Velux style window to the front.

### DETACHED GARAGE 5.4m x 3.35m

With up-and-over door to the front elevation, pedestrian door to the side elevation, lighting, and power.

### GARDEN

The garden wraps around the property and is predominantly laid to lawn, complemented by a variety of mature trees and shrubs. To the rear, there is a patio area ideal for outdoor dining, while a small wooded area to the side adds a natural, secluded feel. Additional features include a timber garden shed, a log store, and a mono-blocked driveway to the front, providing ample private parking.





## Glen Liver, 4 Brochroy Croft, Taynuilt



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity, and drainage. LPG tank.

**Council Tax:** Band F

**EPC Rating:** C75

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Taynuilt is a pretty Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local grocery store, church, tea-room, primary school, doctor's surgery, village mechanic, golf course, hotel, train station, and Oban to Glasgow bus stop. There is a popular sports pavilion with sports field, tennis courts, and children's playground. There is a range of outdoor pursuits nearby, including a variety of walks.

## DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a left opposite the Taynuilt Hotel (signposted Village Centre). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Follow the sign and continue straight ahead at the top of the hill. Brochroy Croft is on the right and no.4 is at the end of the cul-de-sac.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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