



11 Polfearn House

Taynuilt | Argyll | PA35 1JQ

Guide Price £90,000

Fiuran
PROPERTY

11 Polfearn House

Taynuilt | Argyll | PA35 1JQ

11 Polfearn House is a modern top floor Apartment located in the peaceful village of Taynuilt, with elevated Loch Etive and countryside views. Open-plan Kitchen/Lounge/Diner, double Bedroom, Shower Room, electric heating, residents' parking and communal garden. No chain.

Special attention is drawn to the following:

Key Features

- Modern top floor Apartment in village of Taynuilt
- Peaceful location, 12 miles from Oban
- Elevated views of Loch Etive & countryside
- Hall, open-plan Kitchen/Lounge/Diner
- Double Bedroom, Shower Room
- Fully double glazed
- Effective electric heating
- Wall art & flooring included
- Free residents' parking
- Communal garden
- Previously run as a successful holiday rental
- Full contents available under separate negotiation
- No chain



Set within the popular village of Taynuilt, 11 Polfearn Apartments is a modern top floor Apartment enjoying a peaceful setting approximately 12 miles from Oban. Positioned in an elevated location, the property benefits from attractive views towards Loch Etive and the surrounding countryside, providing a lovely outlook.

The well-presented accommodation comprises a welcoming Hall, open-plan Kitchen/Lounge/Diner, double Bedroom and Shower Room. The open-plan living room provides a bright and versatile area for relaxing and dining, while the Bedroom offers a cozy and restful space.

The Apartment is fully double glazed and benefits from effective electric heating. Residents' parking is available nearby, along with access to a communal garden and drying green. The property was previously operated as a successful holiday rental, with the full contents available by separate negotiation.

Offered for sale with no onward chain, this appealing Apartment would suit a range of buyers seeking a low-maintenance home in a peaceful village setting, while remaining within easy reach of Oban and the wider surrounding area.

APPROACH

Via shared entry at the front of the property into the well-kept communal Porch & Hallway with carpeted stairs rising to the first floor.

HALL 1.25m x 1.1m

With coat hooks, wood effect flooring, and doors leading to all rooms.

LOUNGE/DINER 4.35m x 2.35m

Open-plan to the Kitchen, with Bay window to the front elevation with elevated views, wall-mounted electric heater, further modern flame effect wall-mounted electric heater, built-in cupboard (housing the hot water cylinder), and wood effect flooring.



KITCHEN 2.5m x 1.95m

Fitted with a range of modern base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, built-in microwave, and wood effect flooring.

BEDROOM 3.45m x 2.2m

With window to the rear elevation, wall-mounted electric heater, shelved recess, fitted dresser unit with wardrobe, fitted carpet, and door leading to the Shower Room.

SHOWER ROOM 2.85m x 1.05m (max)

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, wood effect flooring, and window to the rear elevation.

EXTERNAL

The property benefits from a communal front garden. In addition, there is free residents' parking located to the side of the building.



11 Polfearn House, Taynult



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.
Drainage to shared septic tank.

Council Tax: Band A

EPC Rating: C77

Gross Internal Floor Area: 28m2

Local Authority: Argyll & Bute Council.

Potential future communal works:
Repair/replacement of septic tank.

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 very popular 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, grocery store, church, primary school, doctor's surgery, golf course, sports pavilion, Hotel & train station. There is also 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. Take a left at the sign and follow this road, passing the next sign for Bonawe Iron Furnace. Pass Kelly's Pier on the left, then take the next right. Polfearn House is on the right. The entrance to no.11 is at the front of the building.

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).

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

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**



FOR SALE
Fiuran
PROPERTY