



## 4 Tynribbie Place

Tynribbie, Appin, PA38 4DS

Guide Price £330,000

**Fiuran**  
PROPERTY

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4 Tynribbie Place is a beautifully presented & spacious detached Villa with 5 Bedrooms, situated in the rural village of Appin & surrounded by wonderful countryside. Offering spacious accommodation in a traditional layout, and with well-maintained garden and driveway, it would make a wonderful family home.

Special attention is drawn to the following:-

### Key Features

- Very desirable detached Villa
- Popular semi-rural Village location
- Stunning countryside views
- Porch, Hallway, Lounge, Kitchen, Diner, Utility Room
- Cloakroom, ground floor double Bedroom
- Upper landing, Master Bedroom with En Suite
- Family Bathroom & 3 further Bedrooms
- Large Loft with retractable ladder
- Attractive multi fuel stove in Lounge
- Underfloor heating to the ground floor
- Double glazed windows
- Oil fired central heating
- Excellent storage throughout
- Private garden and driveway
- Timber shed and wood store
- No onward chain



4 Tynribbie Place is a beautifully presented & spacious detached Villa with 5 Bedrooms, situated in the rural village of Appin & surrounded by wonderful countryside. Offering spacious accommodation in a traditional layout, and with well-maintained garden and driveway, it would make a wonderful family home.

The ground floor accommodation comprises the entrance Porch, Hallway, Lounge, Kitchen, Dining Room, Utility Room, WC and Bedroom.

The first floor boasts a bright landing, Master Bedroom with En Suite Shower Room, 3 further Bedrooms and the family Bathroom.

In addition to its beautiful rural location, this property is fully double glazed and benefits from oil fired central heating. Externally, the garden surrounds the property and is a perfect suntrap area to enjoy the countryside views. The paved driveway provides ample off-street parking. 4 Tynribbie Place is brought to the market without an onward chain.

Appin is a peaceful & secluded peninsula situated in the northern-most part of the Argyll district, between Oban and Ballachulish. It offers a range of facilities including a village nursery & primary school, a children's play park, and a well-used community village hall. The secondary school is available in Oban, which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas.

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

**APPROACH**

Via the driveway at the front of the property and entry into the Porch.

**PORCH** 2.1m x 1m

With external door to the front elevation, cupboard housing the electrical fuse box, tiled flooring and door leading to the Hallway.

**HALLWAY** 5.5m x 4.2m (max)

L-shaped with carpeted stairs rising to the first floor, under stair storage cupboard, further double storage cupboard, laminate flooring and doors leading to the Lounge, Kitchen, Bedroom One and the WC.

**LOUNGE** 5.5m x 3.9m

With window to the front elevation, attractive multi fuel stove and laminate flooring.

**KITCHEN** 4.4m x 3.1m

Semi-open plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Cookmaster Range style electric cooker, tiled splash backs, space for freestanding fridge/freezer, tiled flooring, window to the rear elevation and door leading to the Utility Room.



**DINING ROOM** 3.3m x 3.1m

Semi-open plan to the Kitchen with ample space for dining furniture, laminate flooring and patio doors leading out to the rear garden.

**UTILITY ROOM** 2.9m x 2m

With dual aspect windows to the side & rear elevations, wall mounted cupboard, work surface, tiled splash backs, plumbing for washing machine, central heating boiler, ceiling pulleymaid, storage cupboard housing the hot water tank, tiled flooring and external door leading out to the rear garden.

**CLOAKROOM** 1.5m x 1.5m

With suite comprising WC & wash basin, frosted window to the side elevation and tiled flooring.

**BEDROOM ONE** 3.8m x 3.7m

With window to the front elevation and laminate flooring.

**UPPER LANDING** 4.7mx 2m

With wooden banister, storage cupboard, fitted carpet and doors leading to all upper-level Bedrooms, the family Bathroom & the hatch access to the Loft.

**BEDROOM TWO** 4m x 3.7m (max)

With window to the front elevation, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.



**EN SUITE SHOWER ROOM** 2.5m x 1.8m

Fitted with a white suite comprising shower enclosure, WC, wash basin, heated demisting mirror, heated towel rail, Velux style window to the rear elevation, partly tiled walls and underfloor heated tiled flooring.

**BEDROOM THREE** 2.7m x 2.6m (max)

With window to the rear elevation, radiator and fitted carpet.

**FAMILY BATHROOM** 2.7m x 2.1m (max)

Fitted white suite comprising bath with shower over, WC, wash basin, heated towel rail, Velux style window to the rear elevation, partly tiled walls and vinyl flooring.

**BEDROOM FOUR** 2.9m x 2.7m (max)

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

**BEDROOM FIVE** 3.9m x 2.8m (max)

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

**GARDEN**

The front garden is laid partly with grass and partly with block paving and provides ample off-street private parking, with gates to each side for access through to the rear garden. The rear garden is enclosed with timber fencing and is laid partly with grass and partly with a raised paved patio area. The rear garden offers ample space for dining furniture and is a private area for entertaining, dining alfresco and for enjoying the surrounding countryside views. There is also a timber shed and log store housed in the rear garden.



# 4 Tynribbie Place, Appin



*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. Oil Tank

Council Tax: Band F EPC Rating: C72

Gross internal floor area : 146 Sqm

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.

## DIRECTIONS

From Fort William take the A82 southbound for approx. 16 miles, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue the A828 for approx. 12 miles. At Appin Village take a right turn towards Port Appin. Gunn's Garage is on the corner and directly opposite on the right-hand side is the entrance to Tynribbie Place. Number 4 is the second house on the left-hand side and can be identified by the for-sale sign.

## LOCATION

Steeped in history, Appin is surrounded in the most breathtaking unspoilt scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. There is a walking/cycle path which runs from Oban to Glencoe, with direct private access from 1 Station Cottages.

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 within the 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 view the property in person and should they wish to pursue, 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

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