



## 6 Polfearn House

Taynuilt | Argyll | PA35 1JQ

Guide Price £115,000

**Fiuran**  
PROPERTY

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6 Polfearn House is a generously proportioned first-floor apartment enjoying stunning panoramic views across Loch Etive and the surrounding countryside, set within the picturesque village of Taynuilt. Offering a spacious double bedroom and the added benefit of residents' parking, this property is ideally suited to first-time buyers, those in search of a tranquil retreat, or investors seeking an attractive rental opportunity.

Special attention is drawn to the following:

### Key Features

- Spacious first floor Apartment in village of Taynuilt
- Peaceful location, 12 miles from Oban
- Elevated views of Loch Etive & countryside
- Kitchen, Lounge, double Bedroom, Bathroom
- Window & floor coverings included in sale
- Fully double glazed
- Effective electric heating
- Free residents' parking
- Communal garden & drying green
- No chain



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The accommodation comprises a communal Porch and Hallway, entrance Hall, fitted Kitchen, bright and spacious Lounge, generous double Bedroom, and a family Bathroom. The property further benefits from double glazing throughout and effective electric heating.

Polfearn House is an attractive former country hotel, thoughtfully converted into apartments. Set amid open countryside and close to nearby beaches, the building enjoys an elevated position with lovely views across Loch Etive.

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

#### **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** 2m x 1m

With secure entry phone, built-in shelved cupboard (housing the electric meter/fuse box), vinyl flooring with parquet design, and doors leading to the Lounge, Bedroom and Bathroom.

#### **KITCHEN** 3.35m x 2.05m

Fitted with a range of beech effect base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, space for white goods, wall-mounted electric heater, vinyl flooring, and window to the front elevation.



**LOUNGE** 4.2m x 3.25m

With electric storage heater, built-in shelved cupboard, vinyl flooring (with parquet design), and window to the front elevation.

**BEDROOM** 4.1m x 2.85m

With window to the rear elevation, small built-in wardrobe, large freestanding wardrobe, wall-mounted electric heater, and fitted carpet.

**BATHROOM** 3.05m x 2m (max)

With white suite comprising bath with mixer shower over, WC & wash basin, built-in cupboard (housing the hot water cylinder), partially tiled walls, vinyl flooring, and window to the side elevation.

**EXTERNAL**

The property benefits from a communal front garden and a shared drying green to the rear, as well as a communal bin store & shed. In addition, there is free residents' parking located to the side of the building.



## 6 Polfearn House, 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.  
Drainage to shared septic tank.

**Council Tax:** Band B

**EPC Rating:** D63

**Gross Internal Floor Area:** 43m<sup>2</sup>

**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.6 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](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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**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

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

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