



## Grianaig, 1 Hydro Houses

Inverawe | Argyll | PA35 1HU

Offers Over £205,000

**Fiuran**  
PROPERTY

# Grianaig, 1 Hydro Houses

Inverawe | Argyll | PA33 1HU

Grianaig is an attractive 3 Bedroom semi-detached House enjoying a picturesque setting overlooking the River Awe in the charming rural hamlet of Inverawe. Benefiting from beautifully maintained garden grounds, together with a garage and garden shed, this delightful property offers an ideal family home in a peaceful countryside location.

Special attention is drawn to the following:

## Key Features

- Charming 3 Bedroom semi-detached House
- Picturesque rural setting with countryside views
- Porch, Lounge/Diner, Kitchen, Utility Room
- 3 double Bedrooms, modern Shower Room
- Excellent storage including large floored Loft
- Replacement double glazing throughout
- Electric heating, including underfloor heating
- New front & back doors
- White goods, window coverings & flooring included
- Furniture available separately, if required
- Attractive garden grounds surrounding property.
- Garage & timber shed (both with power & lighting)
- Private parking for 2 vehicles & further on-street parking
- No chain



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The well-proportioned accommodation is arranged over two levels. The ground floor comprises an entrance Porch, a spacious Lounge/Diner, a fitted Kitchen with useful Utility Room off (complete with a range of white goods), and a versatile double Bedroom.

On the first floor are two further generous double Bedrooms, both benefiting from built-in storage, together with a contemporary Shower Room, newly fitted approximately 18 months ago. A substantial Loft provides excellent additional storage space.

The property benefits from replacement double glazing throughout, together with recently installed front and rear doors. Electric heating is provided throughout, with the added comfort of underfloor heating in the spacious Lounge/Diner. Externally, the beautifully maintained garden grounds surround the property, creating an attractive and peaceful setting.

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

#### **APPROACH**

Via entrance at the front into the Porch or at the side into the Utility Room.

#### **GROUND FLOOR: PORCH** 1.75m x 0.9m

With UPVC entrance door, window to the front elevation, inset door mat, and glazed door leading to the Lounge/Diner.

#### **LOUNGE/DINER** 6.4m x 3.6m (max)

With stairs rising to the first floor, window to the front elevation, fireplace with electric fire, fitted carpet, underfloor heating, door leading to the Kitchen, and glazed sliding doors leading to the rear garden.

#### **KITCHEN** 4.3m x 2.15m

Fitted with a range of base & wall mounted units, work surfaces, sink & drainer, tiled splash-backs, electric cooker (oven not working), washing machine, hot water cylinder, vinyl flooring, window to the rear elevation, and door leading to the Utility Room.

#### **UTILITY ROOM** 4.3m x 1.75m (max)

With wall-mounted shelving, tall fridge/freezer, further freezer, tumble dryer, ceiling pulley, coat hooks, vinyl flooring, and external UPVC door leading to the side garden.



**BEDROOM ONE** 3.2m x 2.2m

Currently used as an office, with window to the front elevation, wall-mounted electric heater, shelved recess unit, and fitted carpet.

**FIRST FLOOR: UPPER LANDING**

With fitted carpet, and doors leading to both upstairs Bedrooms and the Shower Room.

**BEDROOM TWO** 3.85m x 3.2m (max)

With window to the side elevation, built-in mirrored wardrobe, built-in chest of drawers, wall-mounted electric heater, and fitted carpet.

**BEDROOM THREE** 4.55m x 3.55m (max)

With window to the front elevation, 2 built-in mirrored wardrobes, built-in chest of drawers, built-in storage units, access to the Loft, and fitted carpet.

**SHOWER ROOM** 2m x 1.65m

With modern white suite comprising WC and wash basin vanity unit, shower enclosure with electric shower, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the rear.

**LOFT**

Floored & insulated, with lighting.

**GARDEN**

The property is set within mature, beautifully maintained garden grounds, featuring a combination of gravelled areas, monoblock and concrete pathways, planted beds, and steps. The south-facing rear garden provides a delightful space to relax and enjoy the sunshine. A detached garage is situated to the left of the property, while a timber garden shed with a metal roof provides useful additional storage - both with power & lighting. Private parking is available for two vehicles.



## Grianaig, 1 Hydro Houses, Inverawe



*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 electricity. Drainage to shared septic tank – shared with next door neighbour. **Private water supply** - the new owner should be prepared to assist with the cleaning and maintenance of the supply. Improvement grants are available via Argyll & Bute Council - <https://www.argyll-bute.gov.uk/environment/private-water-supplies/private-water-supply-improvement-grant>

**Council Tax:** Band C      **EPC Rating:** E44

**Gross Internal Floor Area:** 82m<sup>2</sup>

**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.

**Offers:** The seller will only consider offers from purchasers who intend to occupy the property as their sole or main residence. Purchasers are invited to submit a letter of intent along with any offer(s) made.

**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

Inverawe is a sought-after hamlet situated on the outskirts of Taynuilt, renowned for its outstanding scenery and excellent outdoor pursuits, including fishing, walking and cycling. A local petrol station with village shop is located approximately 2 miles from the property, while the thriving village of Taynuilt (around 4 miles) offers a range of everyday amenities including a general store, post office, hotel with restaurant, primary school, church, village hall, golf club and shinty pitch. Taynuilt also benefits from a railway station on the Glasgow to Oban line. The bustling coastal town of Oban, approximately 16 miles away, provides further amenities.

## DIRECTIONS

From Oban, take the A85 Glasgow road. Pass through the villages of Taynuilt, and take a left at the sign for Inverawe. 1 Hydro Houses is approximately 1 mile along this road on the left hand side, and can be identified by the For Sale sign.

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.

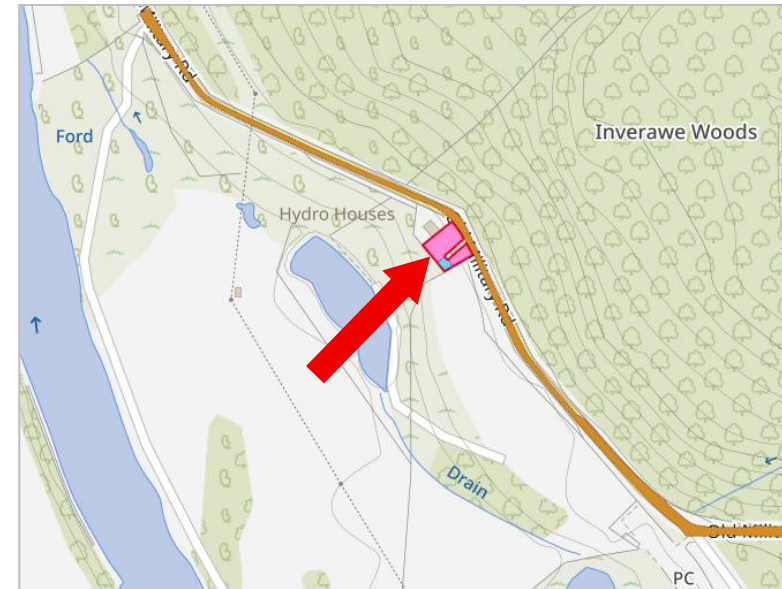
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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