



Muasdale

Main Street | Taynuilt | PA35 1JE

Guide Price £330,000

Fiuran
PROPERTY

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Muasdale is an attractive detached residence offering spacious and versatile accommodation, with 3/4 bedrooms, ideally located in the heart of the desirable village of Taynuilt. Benefiting from a detached double garage/workshop, off-road parking, and flexible living space, this impressive property presents an excellent opportunity to acquire a comfortable and well-appointed family home in a sought-after location.

Special attention is drawn to the following:-

Key Features

- Attractive 3/4 Bedroom detached House
- Desirable village location close to local amenities
- Views of Ben Cruachan to the rear
- Hallway, Kitchen/Diner, Dining Room/Bedroom, Office
- 3 double Bedrooms, 2 Shower Rooms, front & rear Porch
- Oil central heating & double glazing throughout
- Excellent storage, including eaves storage & small Loft
- Window coverings, flooring & white goods included
- Furniture available to be included, if required
- Garden areas to front & rear with patio & drying green
- Detached double Garage/workshop with power
- Shared driveway leading to private, off-street parking
- Walking distance to shops, school, public transport & hotel
- Only 20-minute drive to town of Oban



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The ground floor accommodation comprises an entrance Porch opening into a welcoming Hallway with staircase to the first floor, a bright and spacious Lounge, fitted Kitchen/Diner with side Porch off, separate Dining Room (which could also serve as a fourth Bedroom), a double Bedroom with built-in storage, and a generous Shower Room. The first floor offers two further well-proportioned double Bedrooms, a versatile Office, and a second Shower Room. A small Loft and extensive eaves storage provide excellent additional storage space.

Externally, the property is complemented by a detached Garage/workshop and easily maintained front and rear gardens, with the enclosed rear garden featuring a patio seating area and drying green.

APPROACH

Via shared driveway to the side of the property, leading to a private parking area at the rear, and entrance at the front or side.

GROUND FLOOR: FRONT PORCH 2.85m x 1m

With windows to the front & side elevations, tiled flooring, and glazed internal door leading to the Hallway.

HALLWAY

With staircase rising to the first floor, under-stair storage cupboard, further built-in cupboards, radiator, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, Dining Room, Bedroom One, and the Shower Room.

KITCHEN/DINER 4.7m x 3.45m

Fitted with a range of base & wall-mounted wooden units, work surfaces, stainless steel sink & drainer, electric cooker, cooker hood, washing machine, tumble dryer, dishwasher, integrated fridge & freezer, oil-fired boiler, radiator, wood effect parquet flooring, 2 windows to the rear elevation, and door leading to the side Porch.

SIDE PORCH 1.4m x 0.9m

With vinyl flooring, and external doors leading to the front & rear elevations.



LOUNGE 5.1m x 3.15m

With Bay window to the front elevation, radiator, wall-mounted electric fire, and fitted carpet.

DINING ROOM/FOURTH BEDROOM 3.7m x 3.15m

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

BEDROOM ONE 3.45m x 2.75m

With window to the rear elevation, 2 built-in wardrobes, radiator, and fitted carpet.

SHOWER ROOM 2.6m x 2.4m (max)

With white suite comprising WC & wash basin, large shower enclosure with Respatex style wall panelling & mixer rain shower, radiator, built in storage cupboards, and vinyl flooring.

FIRST FLOOR: UPPER LANDING

With fitted carpet, and doors leading to Bedroom Two, Bedroom Three, the Office, and upstairs Shower Room.

BEDROOM TWO 4.8m x 3.2m (max)

With windows to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

BEDROOM THREE 4.8m x 3.75m (max)

With windows to the front elevation, radiator, and fitted carpet.



OFFICE 1.85m x 1.6m

With Velux style window to the front elevation, radiator, wall-mounted electric heater, fitted shelving, carpet tiles, and access to the Loft.

SHOWER ROOM 3.2m x 1.15m

With white suite comprising WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, cork floor tiles, and Velux style window to the rear elevation.

DETACHED GARAGE/WORKSHOP 5.85m x 5m

With 2 up-and-over garage doors to one side, pedestrian door to the other side, 2 windows to the front, fitted shelving, power & lighting.

GARDEN

The property enjoys easily maintained garden ground to the front and rear which is predominantly laid to lawn, complemented by areas of concrete paving, monoblock paving, and hardstanding. The rear garden features a paved patio, providing an ideal space for outdoor dining and entertaining, together with a drying green. Vehicular access to a private parking area is provided via a shared driveway, while the boundaries are formed by a combination of stone walling, mature hedging, and open wire fencing.



Muasdale, 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. Oil tank.

Council Tax: Band F

EPC Rating: D56

Gross Internal Floor Area: 124m²

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 store, church, primary school, doctor's surgery, hotel with restaurant & bar, golf course, and train station. There is a popular sports pavilion with sports field and tennis courts. 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). Muasdale is on the right 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.

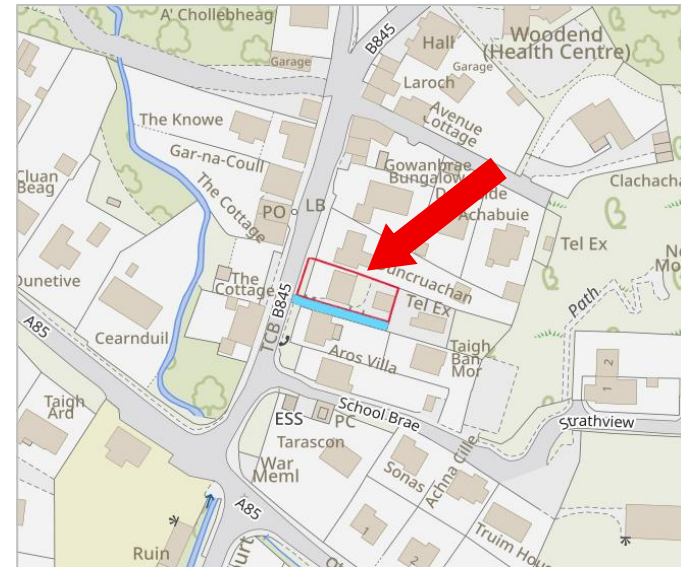
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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.



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