



3 Nant Park

Taynuilt | Argyll | PA35 1LA

Guide Price £360,000

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PROPERTY

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3 Nant Park is a beautifully presented detached Home with 3 double Bedrooms, located within the sought-after village of Taynuilt. Finished to a high standard throughout, the property boasts contemporary design and modern features, along with a low-maintenance garden enjoying attractive countryside views. With the added benefit of private parking, this stylish home is perfectly suited to modern family living.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom detached family Home
- Built in 2020 and immaculately presented throughout
- Hallway, open plan Lounge/Diner, Kitchen, Utility Room
- 3 Bedrooms, Shower Room, Bathroom
- Excellent storage, including small Loft
- Oil central heating & solar panels on roof
- Double glazing throughout
- Modern features including ceiling downlights
- Window coverings, flooring & some white goods included
- Easily maintained garden surrounding property
- Patio area to rear, with lovely countryside views
- Greenhouse & timber garden shed
- Only 20-minute drive to town of Oban
- No chain



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The ground floor accommodation comprises entrance Hallway, spacious open-plan Lounge with Dining Area and modern fitted Kitchen off, Utility Room with door leading to the rear garden, a double Bedroom, and large Shower Room. The first floor boasts 2 further double Bedrooms (both with built-in wardrobes), and a lovely family Bathroom.

The easily maintained garden surrounds the property and is mainly laid to grass, with a variety of attractive shrubs/trees and a patio area to the rear. There is a greenhouse and timber garden shed within the grounds, and a mono-blocked driveway providing private parking.

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

APPROACH

Via shared driveway and private parking to the front of the property, and entrance at the front into the Hallway, or at the rear into the Utility Room.

GROUND FLOOR: HALLWAY

With radiator, built-in under-stair storage cupboard, wood effect flooring, carpeted staircase rising to the first floor, and doors leading to the Lounge/Diner, Kitchen, Bedroom One and the Jack & Jill Shower Room.

KITCHEN 4.8m x 2.85m

Open plan to the Lounge/Diner, fitted with a range of modern cream base & wall mounted units, under-cabinet lighting, complimentary work surfaces, stainless steel sink & drainer, Range cooker with electric double oven & 6 gas hobs, stainless steel cooker hood, integrated dishwasher, chrome heated towel rail, wood effect flooring, window to the rear, and door leading to the Utility Room.



LOUNGE/DINER 7.45m x 3.95m

With floor-to-ceiling windows to the front elevation, 2 radiators, wood burning stove, chaise longue, and wood effect flooring.

UTILITY ROOM 2.8m x 1.8m

Fitted with modern cream base & wall mounted units, complimentary work surfaces, stainless steel sink & drainer, radiator, wood effect flooring, window to the side elevation, and glazed door leading to the rear garden.

BEDROOM ONE 4.15m x 2.65

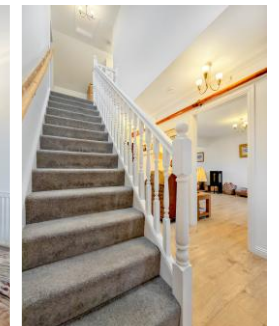
With window to the front elevation, radiator, wood effect flooring, and door leading to the Shower Room.

JACK & JILL SHOWER ROOM 4.15m x 1.75m

With modern white suite comprising WC, bidet & wash basin, large shower enclosure with mixer shower, chrome heated towel rail, feature mirror with LED lighting, wood effect flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

With Velux style window to the front elevation, large built-in cupboard (housing the hot water cylinder), radiator, fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three and the Bathroom.



BEDROOM TWO 5.35m x 4.15m (max)

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

BEDROOM THREE 4.4m x 2.8m (max)

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

BATHROOM 2.55m x 1.9m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, feature mirror with LED lighting, wood effect flooring, and Velux style window to the front elevation.

GARDEN

The garden grounds wrap around the property and are predominantly laid to lawn, complemented by a variety of attractive shrubs and trees. To the rear, there is a paved patio area—ideal for outdoor entertaining—along with a drying green and a greenhouse. To the front, a mono-block driveway provides ample private parking, with additional garden space enhancing the approach. A timber garden shed is conveniently positioned to the front of the driveway, offering useful external storage.



3 Nant Park, 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. Solar panels.

Council Tax: Band E

EPC Rating: C77

Gross Internal Floor Area: 131m²

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). Drive over the railway bridge, past the village hall, and continue driving until you reach MacKenzie Welding on the left. Nant Park is the next turning on the left, and no.3 is the second house on the left.

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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