



## 2 Station Cottages

Benderloch | Argyll | PA37 1RT

Guide Price £195,000

**Fiuran**  
PROPERTY

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Benderloch | Argyll | PA37 1RT

2 Station Cottages is a charming and deceptively spacious mid-terrace Bungalow, set within a generous garden. Situated in the highly desirable village of Benderloch, the property benefits from attractive countryside views and convenient access to local highlights including Ben Lora, Tralee Beach and the Oban–Fort William cycle path.

### Key Features

- Beautifully presented 2 Bedroom Cottage
- Lounge/Diner, Kitchen, 2 Bedrooms, Shower Room
- Great storage, including insulated Loft space
- Air source heat pump
- Multi-fuel stove in Lounge/Diner
- Double glazing throughout
- Internal insulation to all exterior walls
- Window coverings & flooring included
- Front & rear gardens
- Further ground to rear included in sale
- Shed with power & Lean-to
- Residents' parking area
- Cycle path, Ben Lora & Tralee beach all close-by
- No chain



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The property offers well-presented accommodation comprising an entrance Porch, a spacious Lounge/Diner featuring oak flooring and a multi-fuel stove, an inner Hallway, and a modern fitted Kitchen. There are two Bedrooms and a contemporary Shower Room.

A useful Lean-to provides access to the rear garden, where a garden shed is situated. The home further benefits from a large, insulated loft space, air source heat pump, and double glazing throughout.

Externally, the property enjoys gardens to both the front and rear, with additional land beyond the rear garden included within the sale, benefitting from direct access to a nearby cycle path. Resident off-road parking is conveniently located to the side of the property.

#### **APPROACH**

From shared off-road parking to the side of the property, via pavement leading to garden and entrance at the front into Porch.

#### **PORCH**

With radiator, coat hooks, vinyl flooring, and doors leading to the Lounge/Diner and Bedroom Two.

#### **LOUNGE/DINER** 5.75m x 3.85m

With dual aspect windows to the front & rear elevations, 2 radiators, 6KW multi-fuel stove, oak flooring, and door leading to the Hallway.

#### **HALLWAY**

With radiator, coat hooks, wood effect flooring, built-in storage cupboard (housing the hot water cylinder), doors leading to the Kitchen, Bedroom One & Shower Room, and external door leading to the Lean-to and rear garden.

#### **KITCHEN** 3.1m x 2m

Fitted with a range of wall & base mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, fridge/freezer, tiled flooring, and window to the rear elevation.



**BEDROOM ONE** 4.1m x 2.6m (max)

With window to the rear elevation, radiator, built-in wardrobe, and wood effect flooring.

**BEDROOM TWO** 3.1m x 2.8m (max)

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

**SHOWER ROOM** 2.42m x 1.44m

Fitted with a white suite comprising WC, wash hand basin, and double shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, and tiled flooring.

**LEAN-TO**

Between the rear entrance and garden, with additional, under-cover storage space.

**GARDEN**

The property benefits from an enclosed rear garden, with paving slabs extending from the back door to the garden gate. There is a shed/workshop, which is equipped with power and lighting. Beyond the enclosed garden lies additional ground included within the sale, offering direct access to the Oban–Fort William cycle path. To the front, there is a small garden predominantly laid to lawn, complemented by a selection of shrubs and trees.



## 2 Station Cottages, Benderloch



*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. Air source heat pump.

**Council Tax:** Band B

**EPC Rating:** D65

**Gross Internal Floor Area:** 65m<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.

**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

The village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. The sandy beach at Tralee is a short walk from the property, and Ben Lora is also close by. Oban offers further amenities & services.

## DIRECTIONS

Heading into Benderloch on the A828 from Oban, the property can be found on the left hand side shortly after the 30 mph road 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.

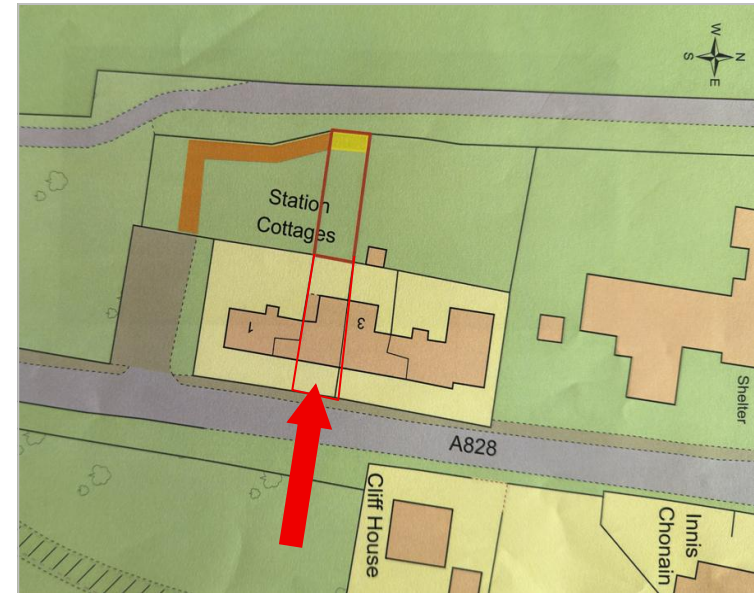
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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