



## 1 Achnafearna

Taynuilt | Argyll | PA35 1JP

Guide Price £320,000

**Fiuran**  
PROPERTY



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1 Achnafearna is an attractive and generously proportioned 3 Bedroom detached Home, situated in the sought-after village of Taynuilt. Occupying a substantial plot and benefiting from a detached Garage and private parking, the property offers well-presented accommodation and would make an ideal family home.

Special attention is drawn to the following:-

## Key Features

- Immaculate 3 Bedroom detached House
- Sought-after village location close to local amenities
- Porch, open-plan Kitchen/Diner, Lounge, Utility Room
- 3 Bedrooms, En Suite Bathroom, Shower Room, WC
- Excellent storage, including partially floored Loft
- Wood burning stoves in Lounge & Kitchen/Diner
- Oil central heating
- Fully double glazed
- Tastefully decorated, with modern features
- Private, enclosed garden
- Detached Garage with power & lighting
- Driveway with private parking for several vehicles
- Only 20-minute drive to town of Oban
- Walk-in condition



1 Achnafearna is an attractive and generously proportioned 3 Bedroom detached Home, situated in the sought-after village of Taynuilt. Occupying a substantial plot and benefiting from a detached Garage and private parking, the property offers well-presented accommodation and would make an ideal family home.

The ground floor comprises an entrance Porch, a modern fitted Kitchen/Dining Area, a bright and spacious Lounge with designated play area, a Utility Room, and a WC. The first floor comprises 3 double Bedrooms (one with an En Suite Bathroom), and a Shower Room. There is also a large, partially floored Loft space.

The property offers well-designed and thoughtfully extended accommodation, creating a comfortable and versatile living environment, and further benefits from double glazing and excellent storage throughout. Heating is provided by oil-fired central heating, complemented by 2 wood-burning stoves which add both warmth and character to the home. The easily maintained, enclosed garden offers a safe and attractive outdoor space, ideal for children and pets, with ample room for outdoor seating.

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

#### **APPROACH**

Via access at the front/side of the property into the private parking area and entrance at the front into the Porch, or at the rear into the Utility Room.

#### **GROUND FLOOR: PORCH**

With fitted shelving, coat hooks, radiator, fitted carpet, and glazed internal door leading to the Kitchen/Diner.

#### **KITCHEN/DINER** 7m x 5.5m

Fitted with a range of base & wall mounted units, work surfaces & breakfast bar, stainless steel sink & drainer, Range cooker, stainless steel cooker hood, integrated dish-washer, built-in larder cupboard, space for dining furniture, wood burning stove, ceiling downlights, wood effect flooring, dual aspect windows to the front & rear elevations, opening to the Utility Room, door to the WC, and stairs leading to the first floor.

#### **UTILITY ROOM** 2.4m x 2.25m

With worktop, space for white goods, coat hooks, ceiling pulley, wood effect flooring, and external door to the rear garden.





**WC** 2.05m x 0.95m

With white suite comprising WC & wash basin, radiator, and vinyl flooring.

**LOUNGE** 6.95m x 3.85m

With window to the front elevation, 2 radiators, wood burning stove, built-in log storage with feature lighting, dedicated play area, fitted carpet, and French doors leading to the garden.

**FIRST FLOOR: UPPER LANDING**

With access to the Loft, radiator, and doors leading to all Bedrooms and the Shower Room.

**BEDROOM ONE** 4.95m x 3.85m

With window to the front elevation, radiator, fitted carpet, access to the Loft, and doors leading to the En Suite and Dressing Room.

**EN SUITE BATHROOM** 2.5m x 1.9m

With modern white suite comprising bath with electric shower over, WC & wash basin vanity unit, fitted storage, LED mirror, chrome heated towel rail, ceiling downlights, LVT flooring, and Velux style window to the rear elevation.

**DRESSING ROOM** 1.9m x 1.25m

With Velux style window to the rear elevation and fitted carpet.





**BEDROOM TWO** 3.3m x 3.1m

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

**BEDROOM THREE** 5.5m x 3.1m (max)

With window to the front elevation, further Velux style window, radiator, fitted carpet, and dedicated study area with fitted desk.

**SHOWER ROOM** 2.05m x 1.8m

With white suite comprising WC & wash basin, walk-in shower enclosure with electric shower, chrome heated towel rail, ceiling downlights, Respatex style wall paneling, vinyl flooring, and Velux style window to the rear elevation.

**LOFT** – large, partially floored storage space.

**GARAGE** 7m x 4m

With up-and-over door to the front elevation, pedestrian door to the side, power, and lighting.

**GARDEN**

The property benefits from a private, fully enclosed rear garden, which is easily maintained and predominantly laid to lawn. To the front, there is a small garden area with a selection of established shrubs and trees. A generous private parking area to the front and side of the property is finished with stone chippings, providing ample off-street parking.



## 1 Achnafearna, Tainuilt



*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:** C72

**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 the sign for Achnafearna on the right. Turn right into the cul-de-sac and no.1 is the first house on the left (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. Please note some photographs have been virtually staged.

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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