

**DAWSONS**



**DUN ALUIN  
KILCHRENAN, TAYNUILT, PA35 1HG**

A Delightful Detached Bungalow Of Timber  
Construction Situated In A Peaceful Woodland Setting  
On The Fringe Of This Picturesque Lochside Village

Porch : Hall : Open Plan Sitting/Kitchen/Dining Room : Utility Room  
2 Bedrooms : Study : Bathroom : Toilet

Charming Established Garden Extending To Around 0.4 Of An Acre  
2 Garden Sheds : Log Store : Polytunnel

**Offers Over £225,000**

Independent Estate Agents of Argyll and the West Highlands



**Kilchrenan** is a small, picturesque village on the north side of Loch Awe, reached via a six-mile long section of the B845 road through Glen Nant from the A85 at Taynuilt. There is a thriving local community with the village hall and excellent inn, renowned for their cuisine, ([www.kilchrenaninn.co.uk](http://www.kilchrenaninn.co.uk)) being the focal point of village get-togethers, activities and groups. There is also a church and a superb loch-side hotel nearby. Loch Awe is Scotland's longest fresh water loch and one of its most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. The nearby village of **Taynuilt** offers an extremely good range of amenities which includes shops, a post office, health centre, churches, primary school and a popular 9 hole golf course. There is also a modern sports pavilion which hosts many team sporting events and clubs. Taynuilt Railway Station is a stop on the Glasgow to Oban line and there is a regular bus service to the central belt. The principal West Highland town of **Oban** provides a more comprehensive selection of shops, leisure facilities and professional services and is around an 18 mile drive from Kilchrenan.

**Dun Aluin** is a most delightful and attractively presented detached bungalow of timber construction situated in a peaceful woodland setting on the fringe of the village. A particular feature of the accommodation is the welcoming entrance hall with double glazed doors which lead into the open plan living areas, with full height glazed panels which fill the room with space and light. The two bedrooms are of generous proportions and have built in wardrobes, whilst the study provides a useful room for home working. Heating and hot water is by way of the multi-fuel stove in the sitting room which also makes for a cosy focal point. **Dun Aluin** is surrounded by a charming garden extending to around 0.4 of an acre, framed by woodland which affords an excellent degree of privacy, all adding to the appeal of this rural lifestyle home.



### DETAILS OF ACCOMMODATION

**Porch:** 1.77m x 1.35m, external door to front, windows to sides, coat hooks, ceiling light fitting, fitted carpet.

**Hall** with storage cupboard, central heating radiator, coat hooks, hatch to part floored attic with light and folding ladder, ceiling light fittings, wood floor.

**Open Plan Sitting/Kitchen/Dining Room:** 5.35m x 6.77m at widest, **Kitchen Area** with window to side, bespoke floor standing units with wood work tops, wall mounted shelving, 1½ bowl stainless steel sink with drainer, cooker, dishwasher, ceiling light fitting, **Dining Area** with window to rear, window to side, central heating radiator, ceiling light fittings, **Sitting Area** with full height glazed panels to front, Woodwarm multi-fuel stove on slate hearth, ceiling light fitting, wood floors throughout.





**Utility Room:** 2.27m x 1.82m, external door to side, window to front, stainless steel sink and drainer in unit, washing machine, wall mounted shelving, ceiling light fitting, vinyl flooring.

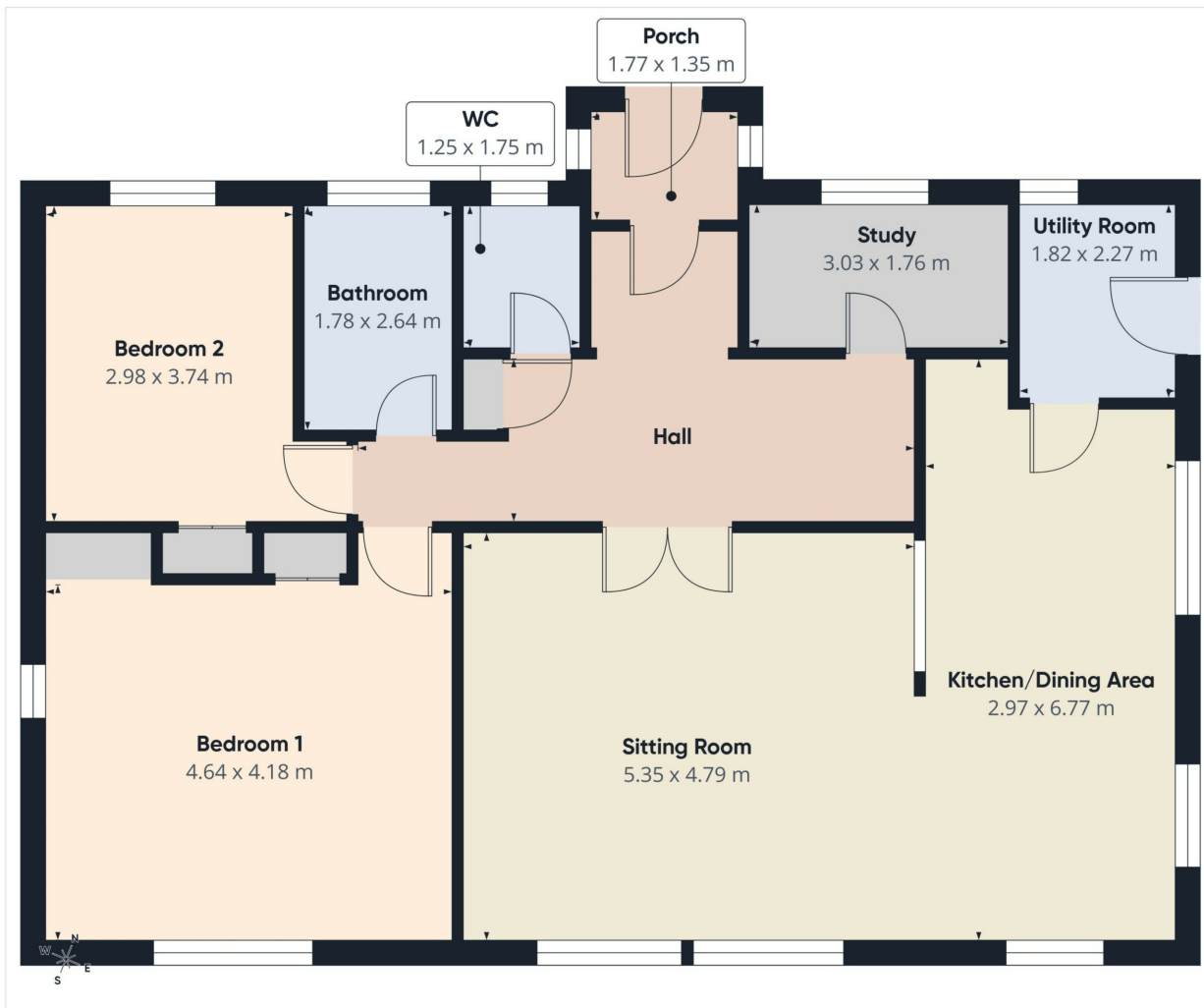
**Study:** 3.03m x 1.76m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

**Bedroom 1:** 4.64m x 4.18m, window to rear, window to side, built-in wardrobes, central heating radiator, ceiling light fitting, wood flooring.

**Bedroom 2:** 3.74m x 2.98m, window to front, built-in cupboard, central heating radiator, ceiling light fitting, wood floor.

**Bathroom:** 2.64m x 1.78m, window to front, bath with shower over and wall tiling, whb with tiling over, central heating radiator, ceiling light fitting, wood floor.

**Toilet:** 1.75m x 1.25m, window to front, whb with tiling over, wc, central heating radiator, ceiling light fitting, wood floor.





## GARDEN

**Dun Aluin** is surrounded by a charming garden of around 0.4 of an acre, mostly laid to grass with borders and beds planted with an interesting variety of shrubs, bulbs and bushes, framed by mature trees and bordered by timber and post and wire fencing. In addition there are raised vegetable beds and a paved patio. A gravelled parking area sits to the side.

There are two **Sheds**, one of timber construction with light and power supply and one of metal construction. **Polytunnel, Log Store**. The property is situated a short distance along a track which Dun Aluin has a right of access over.

## GENERAL INFORMATION

**Services:** Mains electricity and water. Private drainage. The multi-fuel fuel stove provides the central heating and hot water.

**Home Report:** Available from the Selling Agents. **EPC Rating:** D57. **Council Tax Band:** D.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

**Offers Over:** **Two Hundred & Twenty Five Thousand Pounds (£225,000)**. Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



**IMPORTANT NOTICE :** Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

**rightmove**  
find your happy

**Zoopla**  
Smarter property search

**PrimeLocation.com**

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

**MAYFAIR**  
OFFICE.CO.UK

**DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX**  
**T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk**