



1 STATION COTTAGES, BENDERLOCH, PA37 1RT

- A Charming End Terraced Cottage
- Situated In This Sought-After Village
- Hall : Sitting/Dining Room : Kitchen
- 2 Bedrooms : Bathroom
- Oil-Fired Central Heating : Multi-Fuel Stove
- Delightful Garden With Outbuildings
- Shared Car Park

Guide Price £220,000

The sought-after village of **Benderloch** lies on the A828 Oban to Fort William road some seven miles north of the principal west highland town of Oban. It has a thriving local community with many events taking place in the village hall, together with an excellent convenience store, garage, primary school, cafe, and benefits from a regular bus service to Oban and Fort William. There is also an excellent sandy beach at nearby Tralee Bay and numerous walks, including Ben Lora, in addition the cycle path runs through the village. A more comprehensive range of shops, professional services and leisure facilities is to be found in Oban, a short distance away.

This charming end terraced cottage is situated within walking distance of all the amenities the village has to offer and provides most comfortable and attractively presented accommodation, benefiting from a oil-fired central heating system, with external boiler, augmented by a multi-fuel stove in the sitting room. The property has in recent years been updated with particular features being the modern kitchen and bathroom. In addition the cottage enjoys a delightful garden and there is a shared car park adjacent to the property.



DETAILS OF ACCOMMODATION

Vestibule: 1.29m x 0.90m, external door to front, coat hooks, ceiling light fitting, vinyl flooring.

Sitting Room: 5.65m x 3.92m, windows to front and to rear, multi-fuel stove on concrete hearth with wood surround, 2 central heating radiators, ceiling light fitting, wood effect vinyl flooring.

Bedroom 1: 3.19m x 2.85m, window to front, fitted wardrobe with double doors and housing hot water tank, central heating radiator, ceiling light fitting, wood effect vinyl flooring.

Bedroom 2: 3.17m x 2.71m, window to rear, fitted wardrobe with double doors, central heating radiator, ceiling light fitting, wood effect vinyl flooring.

Rear Hall with external door to rear, hatch to roof space, ceiling light fitting, wood effect vinyl flooring.

Kitchen: 3.11m x 2.97m, windows to front and to side, fitted with a range of wall mounted and floor standing units with worktops, wall shelving, 1½ bowl sink with drainer, cooker with ceramic hob, tiling over and extractor hood, fridge, freezer, dishwasher, washing machine, wall splash panelling, central heating radiator, ceiling light fitting, wood effect vinyl flooring.

Bathroom: 2.37m x 1.51m, window to rear, bath with rain head and hand showers over, waterproof wall panelling, wc, whb with mirrored cabinet over, heated towel rail, extractor fan, ceiling light fitting, tile effect vinyl flooring.

GARDEN

A level established garden surrounds the property providing a delightful combination of lawn, borders, beds and paths. In addition there is a further area of ground beyond the rear fence. There is a shared car park adjacent to Number 1. **Lean-to store, 2 metal sheds.**

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Oil-fired central heating with external boiler.

Home Report: Available from the Selling Agents. **Council Tax:** Band B. **EPC Rating:** D58.

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

Guide Price: Two Hundred & Twenty Thousand Pounds (£220,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence checks on the purchaser.



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