



Rathlin

Airds | Taynult | PA35 1JW

Guide Price £325,000

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PROPERTY

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Rathlin is a beautifully presented detached residence offering flexible accommodation with 4/5 bedrooms, ideally situated on the edge of the highly desirable village of Taynuilt. Set within a fully enclosed garden, and benefiting from off-road parking, this attractive home provides an exceptional opportunity to acquire a spacious and comfortable family property.

Special attention is drawn to the following:-

Key Features

- Deceptively spacious 4/5 Bedroom detached House
- Desirable village location close to local amenities
- Views of Loch Etive & Ben Cruachan
- Hallway, Kitchen, Dining Room, Lounge, Utility Room
- 4 Bedrooms, Office/5th Bedroom, Bathroom, Shower Room
- LPG central heating & open fire in Lounge
- Double glazing throughout
- Excellent storage, including eaves storage
- Integrated white goods included in sale
- All flooring & window coverings included
- Enclosed garden to front & rear of property
- Patio with seating area
- Drying green & green house
- Private, off-street parking
- Only 20-minute drive to town of Oban



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The ground floor accommodation comprises an entrance Vestibule opening into a spacious reception Hallway with staircase to the first floor. There is a modern fitted Kitchen with integrated appliances and a useful Utility Room off, together with an open-plan Lounge featuring an open fire and access to the Dining Room. The ground floor is further enhanced by a contemporary family Bathroom and two well-proportioned double Bedrooms, both benefiting from built-in wardrobes.

On the first floor, there are two further generous double Bedrooms with built-in storage, a versatile Office/5th Bedroom, and a Shower Room. Additional features include a large storage cupboard and excellent eaves storage.

Externally, the property enjoys enclosed front and rear gardens, with the rear garden offering a patio area with seating space, as well as a drying green and greenhouse.

APPROACH

Via off-street parking to the side of the property, through a gate into the front garden and entrance at the front into the Vestibule.

GROUND FLOOR: VESTIBULE 1.45m x 1.05m

With wood effect flooring and glazed internal door leading to the Hallway.

HALLWAY

With wooden staircase rising to the first floor, 2 radiators, built-in shelved cupboard, wood effect flooring, window to the front elevation, and doors leading to the Kitchen, Lounge, Bathroom, Bedroom One, and Bedroom Two.

KITCHEN 3.65m x 3.1m

Fitted with a range of modern gloss base & wall-mounted units, wood effect work surfaces, sink & drainer, built-in electric double oven/grill, ceramic hob, stainless steel cooker hood, integrated fridge/freezer & dishwasher, wood effect flooring, window to the rear, and doors to the Utility Room and Dining Room.



UTILITY ROOM 3.6m x 1.3m

Fitted with units, work top, space for white goods, built-in cupboard, wood effect flooring, and external door leading to the rear garden.

DINING ROOM 3.65m x 2.6m

Open-plan to the Lounge, with window to the rear elevation, radiator, and wooden flooring.

LOUNGE 4.6m x 4.5m

With attractive fireplace with open fire, radiator, wooden flooring, and glazed sliding doors leading to the front garden.

BATHROOM 2.45m x 1.75m

With modern white suite comprising p-shaped bath with mixer rain shower over, WC & wash basin vanity storage unit, chrome heated towel rail, partially tiled walls, wood effect flooring, and window to the rear.

BEDROOM ONE 3.65m x 3.45m

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

BEDROOM TWO 3.65m x 2.8m

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

FIRST FLOOR: UPPER LANDING

With Velux style window to the front elevation, built-in storage cupboard, eaves storage, fitted carpet, and doors leading to Bedroom Three, Bedroom Four, the Office/5th Bedroom and Shower Room.



BEDROOM THREE 4.15m x 2.75m

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

BEDROOM FOUR 4.15m x 4.1m (max)

With Velux style window to the rear elevation, further window to the side, radiator, 2 built-in wardrobes, and fitted carpet.

OFFICE/5TH BEDROOM 3m x 2.2m (max)

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

SHOWER ROOM 1.8m x 1.5m

With white suite comprising WC & wash basin, corner shower enclosure with electric shower, radiator, partially tiled walls, vinyl flooring, and Velux style window to the rear elevation.

GARDEN

The property enjoys a neatly maintained lawned garden to the front, enclosed by a rendered wall which provides an attractive approach. The generous rear garden is predominantly laid to lawn and has been thoughtfully arranged to create a versatile outdoor space suitable for both relaxation and family use. A gravelled drying area provides practicality, while a greenhouse offers excellent gardening potential. A standout feature of the rear garden is the patio area and seating space, creating an inviting setting for outdoor entertaining or unwinding in all weather conditions. A small area of concrete hardstanding is located to the front left corner, offering convenient off-street parking.



Rathlin, 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. LPG tank.

Council Tax: Band F

EPC Rating: E46

Gross Internal Floor Area: 160m²

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. Rathlin is on the left just before reaching Taynuilt village, 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.

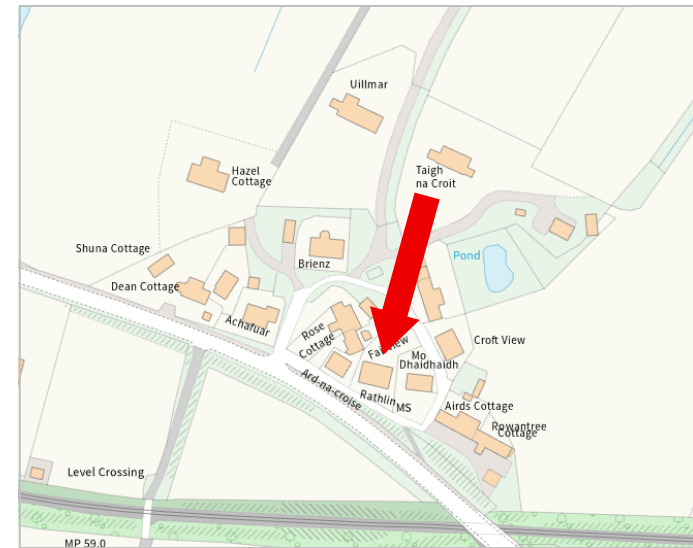
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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