



Furanaich

11 Achinreir | Barcaldine | PA37 1SL

Guide Price £270,000

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PROPERTY

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Furanaich is a beautifully presented 3 Bedroom semi-detached House in the picturesque village setting of Barcaldine, with countryside views and nearby walks. With LPG central heating, double glazing and multi-fuel stove, there is also an established garden with various outbuildings, plus parking for two vehicles.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 3 Bedroom semi-detached house
- Picturesque village setting with nearby river & walks
- 25-minute drive from the town of Oban
- Porch, Hallway, Kitchen, Utility Room, WC, Vestibule
- Lounge/Diner, Bathroom, 3 double Bedrooms, Loft
- Excellent storage throughout, with built-in wardrobes
- Fully double glazed & LPG central heating
- Multi-fuel stove in Lounge
- Blinds & flooring included in sale
- Private & established enclosed rear garden
- Greenhouse, several sheds, log stores & polytunnel
- Parking for 2 vehicles to the front
- Quiet, secluded location with lots of wildlife
- Open countryside views surrounding property



Furanaich is an immaculately presented 3 Bedroom semi-detached House, situated in a peaceful and picturesque village setting, surrounded by open countryside and enjoying a quiet, secluded position. The nearby river and countryside walks provide excellent opportunities to enjoy the outdoors, while the property is approximately a 25-minute drive from Oban. The village also benefits from a friendly community and good neighbours, with an abundance of local wildlife adding to the appeal.

The accommodation comprises a Porch, Hallway, Kitchen, Utility Room, WC, Vestibule and spacious Lounge/Diner with a multi-fuel stove. There are 3 double Bedrooms and a Bathroom, with excellent storage throughout, including built-in wardrobes. The partially floored Loft is accessed via a Ramsay-style ladder.

The property is fully double glazed and benefits from LPG central heating. Blinds and flooring are included in the sale.

The private, established rear garden is fully enclosed and features a greenhouse, work shed, tool shed, two log stores, small polytunnel and open store shed. There is parking for two vehicles to the front, adding further convenience for residents.

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

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch, or at the side into the Vestibule.

GROUND FLOOR: PORCH & HALLWAY

With inset doormat to the Porch, glazed internal door leading to the Hallway, radiator, fitted carpet, stairs rising to the first floor, under-stair cupboard, and doors leading to the Lounge/Diner & Bedroom One.

LOUNGE/DINER 5.5m x 4.25m (max)

With dual aspect windows to the front & rear elevations, multi-fuel stove, radiator, wood effect flooring, and door leading to the Kitchen.

KITCHEN 3.35m x 2.45m

Fitted with a range of modern gloss base & wall mounted units, wooden work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, newly installed AEG electric cooker with induction hob, wood effect flooring, windows to the front & side, and door leading to the Vestibule.

VESTIBULE 1.45m x 1.05m

With radiator, wood effect flooring, and doors leading to the Utility Room & WC.

UTILITY ROOM 2.05m x 0.95m

With built-in storage, space for white goods, wood effect flooring, and window to the rear.



WC 1.45m x 0.8m

With modern white suite comprising WC & vanity wash basin, wood effect flooring, wall-mounted boiler, and window to the rear elevation.

BEDROOM ONE 3.25m x 3.1m

With window to the rear elevation, radiator, and wood effect flooring.

FIRST FLOOR: LANDING

With 2 windows to the front elevation, fitted carpet, built-in shelved cupboard, access to the Loft, and doors leading to Bedroom Two, Bedroom Three & the Bathroom.

BEDROOM TWO 4.5m x 3.25m (max)

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

BEDROOM THREE 4.25m x 3.1m (max)

With window to the rear elevation, built-in wardrobe, built-in cupboard, shelved recess, and fitted carpet.

BATHROOM 2.35m x 1.65m

With modern white suite comprising bath with mixer shower over, WC & vanity wash basin, radiator, partially tiled walls, wood effect flooring, and window to the side elevation.

LOFT - Partially floored storage space with Ramsay style ladder.

GARDEN

The attractive garden grounds are private and mostly enclosed, enjoying far-reaching countryside views and regular visits from a variety of wildlife. The garden is mainly laid to grass, with established hedging, a selection of shrubs and trees (including a selection of apple trees), together with a stone-chipped parking area to the front. To the rear, there is a greenhouse, work shed, tool shed, two log stores, small polytunnel and open store shed. The surrounding area offers a variety of scenic countryside & forest walks, with a river also located nearby.



Furanaich, 11 Achinreir, Barcaldine



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.
Communal septic tank. LPG tank.

Council Tax: Band C

EPC Rating: E51

Gross Internal Floor Area: 97m²

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

With a cycle track towards Oban and Fort William, Barcaldine also has a marina which offers deep water moorings, winter storage for yachts, short stay pontoon and other facilities. The neighbouring village of Benderloch has a church, mini-supermarket, petrol station/garage, café, and the popular Tralee beach. The town of Oban is approximately 11 miles away. With a population of around 8,000, it is a small town, but partly due to its tourist industry provides a variety of facilities and services.

DIRECTIONS

Take the A85 from Oban to Connel, then the A828 towards Fort William. Arriving in Barcaldine, turn right following the signs for Bonawe (B845). Turn left into Achinreir (signposted for South Creagan). Bear to the right up a small hill, and take a left at the top. 11 Achinreir is at the end of the road on the right, 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.

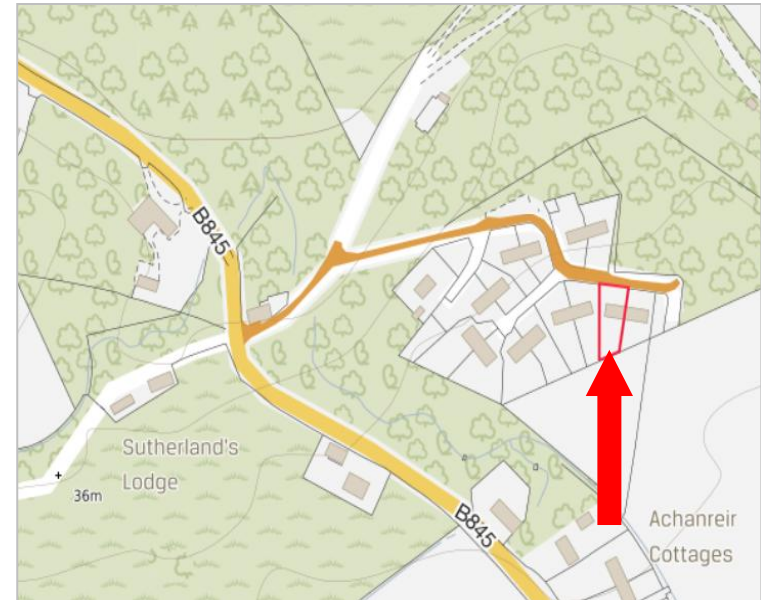
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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