

DAWSONS



TIGH AN AIGHEAR Arduaine, By Oban, PA34 4XQ

A Charming Detached Cottage

Enjoying Magnificent Views Over Loch Melfort

Situated In A Hamlet Of Exclusive Properties

Operating As A Successful Holiday Let

Equally Suited As A Permanent Home

Vestibule : Hall : Sitting/Kitchen/Dining Room

2 Bedrooms : Bathroom : Large Attic Area

Delightful Garden With Lawn and Wooded Areas

Offers Over £280,000

This delightful cottage is part of a hamlet of exclusive properties just off the A816 Oban to Lochgilphead road, between the picturesque villages of Kilmelford and Ardfern, with local services including a general store, primary school, hotels with restaurants and thriving community halls which are the focal point for many social activities. Within walking distance is the National Trust Arduaine Gardens, adjacent to the award winning Loch Melfort Hotel. The surrounding area abounds with outdoor sporting and leisure facilities and is renowned for its excellent sailing waters with yachting marinas at both Craobh Haven and Ardfern.

Tigh an Aighear is pleasantly situated on the fringe of the hamlet and by virtue of its slightly elevated position enjoys magnificent unobstructed views over Loch Melfort to the islands beyond. Currently successfully holiday let, the property is also extensively enjoyed as the owners second home and is equally suited for permanent occupancy. A particular feature of note is the large attic area, which, subject to the necessary consents, lends itself to be developed into further living space, which would add greatly to the versatility of the accommodation. In addition, the property benefits from a delightful, easily managed garden, which all adds to the amenity of this attractive cottage.

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



DETAILS OF ACCOMMODATION

Vestibule: 1.83m x 1.78m, external door to rear, window to rear, coat hooks, recessed ceiling lights, stone flag flooring.

Hall with cupboard housing hot water tank, storage heater, recessed ceiling lights, wood effect laminate flooring.

Sitting/Kitchen/Dining Room: 5.96m x 4.00m at widest 'L' shaped, patio doors to front, windows to front, rear and side, inset multi-fuel stove on slate hearth with wooden mantel, panel and storage heater. **Kitchen area** fitted with a range of wall mounted and floor standing units with work tops, wall shelving, ceramic hob with extractor over, double oven, sink with drainer, washing machine, fridge, wall splash tiling and wall panelling, walk-in cupboard, recessed ceiling lights, wood effect laminate flooring throughout.

Bedroom 1: 3.96m x 2.94m, window to front, fitted cupboard, panel heater, ceiling light fitting fitted carpet.

Bedroom 2: 2.89m x 2.36m, window to rear, fitted wardrobes with sliding doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.18m x 1.78m, window to rear, bath with electric shower unit over, glazed panel and wall tiling, whb with tiling over and light, wc, heated towel rail, extractor fan, ceiling light fitting, wood effect vinyl flooring.

A fixed ladder/stair in the **Vestibule** gives access to the **Attic** separated into **Area 1:** 4.18m x 4.16m, window to side, Velux roof light window to front, panel heater, recessed ceiling light, fitted carpet, **Area 2:** 4.14m x 3.60m, Velux windows to front and to rear, panel heater, recessed ceiling lights, fitted carpet, and **Area 3:** 1.99m x 1.98, shelving, recessed ceiling light.



GARDEN

Tigh an Aighear enjoys a delightful garden, with sloping lawns to the front and wooded grounds to the rear, interspersed with a colourful variety of shrubs and bushes, together with seating areas throughout, giving enjoyment of the garden and the magnificent views from different aspects.



There is a shared slip road to the front, leading off the A816, to the gated gravel driveway and parking area to the side and rear.

Timber Shed, Log Store.

GENERAL INFORMATION

Services: Private water supply and drainage. Solar panels.

Contents: Items of furniture & furnishing may be available by separate negotiation.

Short Term Letting Licence: The current owners have the appropriate licence from Argyll & Bute Council.

Rateable Value: £3,700. Currently rated as a holiday letting business. Should the purchaser use the property for residential purposes it would need to be assessed for Council Tax Banding.

Home Report: Available from the Agents. **EPC Rating:** C.

Offer Over: Two Hundred & Eighty Thousand Pounds (£280,000) Offers should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with 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.

