



Amalor

Ceum Dhun Righ | Benderloch | PA37 1ST

Guide Price £299,950

Fiuran
PROPERTY

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Amalor is an immaculately presented 3 Bedroom detached Bungalow in a quiet residential area of Benderloch. Offering bright, well-proportioned accommodation, excellent storage and low-maintenance living. Features include oil central heating, double glazing, partially floored Loft and attractive south-facing garden with colourful planting, decking and two sheds. Private driveway parking and no onward chain.

Special attention is drawn to the following:-

Key Features

- Immaculate 3 Bedroom detached Bungalow
- In quiet residential area of Benderloch
- Vestibule, Hallway, Kitchen, Dining Area
- Lounge, 3 Bedrooms, Shower Room
- Excellent storage, including partially floored Loft
- Double glazing throughout
- Oil central heating
- Fireplace with electric fire in Lounge
- White goods, window coverings & flooring included
- Items of furniture may be available, if required
- Mostly enclosed south-facing garden with 2 sheds
- Variety of colourful planting & decked area
- Driveway providing private parking
- Excellent village amenities, bus service & school
- No chain



Amalor is an immaculate 3 Bedroom detached Bungalow situated in a quiet residential area of Benderloch, offering well-presented and easily managed accommodation. The property is ideally suited to those seeking a comfortable home within a friendly village community.

The accommodation comprises an entrance Vestibule, Hallway, fitted Kitchen with Dining Area off, bright and welcoming Lounge, 3 Bedrooms and a modern Shower Room. Excellent storage is provided, including a partially floored Loft. Further features include double glazing throughout, oil central heating and a fireplace with electric fire. White goods, window coverings and flooring are included.

Outside, the mostly enclosed south-facing garden is laid for ease of maintenance and features colourful planting, a decked area and two garden sheds. A private driveway provides off-road parking. Benderloch offers excellent local amenities, a primary school and regular bus services, while the property is offered for sale with no onward chain.

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

APPROACH

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

VESTIBULE

With cloak area, inset door mat, and glazed door leading to the Hallway.

HALLWAY

With radiator, built-in storage cupboard, small cupboard housing the electric consumer unit, fitted carpet, access to the Loft, and doors leading to the Kitchen, Lounge, all Bedrooms & the Shower Room.

KITCHEN 3.35m x 3.1m

Fitted with a range of modern base & wall-mounted units, wooden work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, integrated fridge/freezer & washing machine, radiator, wood effect flooring, opening leading to the Dining Area, window to the rear elevation (overlooking the rear garden), and external door leading to the rear garden.

DINING AREA 3.2m x 3.15m

With opening to the Lounge, radiator, wood effect flooring, and glazed sliding doors leading to the decking.



LOUNGE 4.95m x 3.6m

With window to the front elevation, radiator, attractive fireplace with electric fire, and fitted carpet.

BEDROOM ONE 4.3m x 3m

With window to the rear elevation, radiator, and fitted carpet.

BEDROOM TWO 3.7m x 3m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM THREE 3.75m x 2.95m (max)

With window to the front elevation, radiator, built-in storage (including wardrobe & shelved cupboard), and fitted carpet.

SHOWER ROOM 3.15m x 1.75m

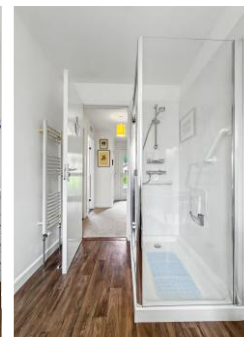
With modern white suite comprising WC & wash basin vanity unit, large shower enclosure with mixer shower & Respatex style wall panelling, heated towel rail, wood effect flooring, and window to the rear elevation.

LOFT

Partially floored, with Ramsay style ladder.

GARDEN

The property enjoys beautifully maintained garden grounds to the front and rear. The front garden features a large gravel driveway providing excellent off-road parking, together with a well-kept lawn and attractive borders containing a variety of colourful planting and mature shrubs. To the rear, the mostly enclosed south-facing garden is predominantly laid to lawn and enjoys a raised timber-decked area adjoining the house, providing an excellent space for outdoor dining and relaxation. There are two timber sheds providing useful storage, while gravelled areas and pathways offer easy access throughout. The gardens are exceptionally well maintained and provide an attractive and private outdoor space to enjoy.



Amalor, Benderloch



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 & drainage. Oil tank.

Council Tax: Band E

EPC Rating: D67

Gross Internal Floor Area: 89m2

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

The village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. The sandy beach at Tralee is a short walk from the property, and Ben Lora is also close by. Oban offers further amenities & services.

DIRECTIONS

Heading into Benderloch on the A828 from Oban, take a right after the pink village shop into Ceum Dhun Righ. Take the 2nd right turning. Amalor is 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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