



Achadacallen

Taynuilt | Argyll | PA35 1JS

Guide Price £135,000

Fiuran
PROPERTY

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Achadacallen is a charming late 19th-century mid-terraced Cottage in an idyllic setting on the edge of Taynuilt, enjoying views towards Ben Cruachan. Offering 2 Bedrooms, a multi-fuel stove, large front garden, private parking and no onward chain.

Special attention is drawn to the following:-

Key Features

- Late 19th century mid-terrace Cottage
- Idyllic setting on edge of Taynuilt village
- Overlooking Ben Cruachan and West Highland train line
- Lounge/Diner, Kitchen, 2 Bedrooms, Shower Room
- Good storage, including insulated Loft
- Electric storage heating
- Multi-fuel stove in Lounge/Diner
- Double glazing throughout
- White goods, window coverings & flooring included
- Large garden to front of property
- Private parking for several vehicles
- Improvement potential
- No chain



Achadacallen is a charming late 19th-century mid-terraced Cottage enjoying an idyllic setting on the edge of Taynuilt village, with an attractive outlook towards Ben Cruachan and the surrounding landscape. Offering a blend of traditional character and practical accommodation, the property presents an appealing opportunity for those seeking a home in a peaceful village location, with scope for improvement and personalisation.

The accommodation comprises an entrance Hall, a welcoming Lounge/Diner with multi-fuel stove, fitted Kitchen, 2 Bedrooms and a Shower Room. The stove creates a cosy focal point, while electric storage heating and double glazing provide additional comfort.

The property benefits from good storage, including an insulated Loft. Externally, there is a large garden to the front, providing scope for outdoor seating, gardening or entertaining. Private parking for several vehicles is another valuable feature.

With its picturesque setting, village location and potential for improvement, this cottage offers an opportunity to create a lovely home in a desirable part of Taynuilt. The property is offered for sale with no onward chain.

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

APPROACH

From shared access road to the front of the property leading to the private parking area, and entrance at the front into the Hall.

HALL

With coat hooks, built-in shelved cupboard (with Loft access), fitted carpet, and doors leading to the Lounge/Diner, Bedroom Two, and Shower Room.

LOUNGE/DINER 4.05m x 2.6m (max)

With window to the front elevation, electric storage heater, fireplace with multi-fuel stove, fitted carpet, and doors leading to the Kitchen and Bedroom One.



KITCHEN 3.15m x 2m (max)

Fitted with a range of wood effect base units, work surfaces, stainless steel sink & drainer, tiled splash-backs, fridge, washing machine, built-in shelved cupboard, Loft access, vinyl flooring, and window to the front elevation.

BEDROOM ONE 3.7m x 2.4m (max)

With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 4.05m x 3.2m (max)

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 2.05m x 1.55m

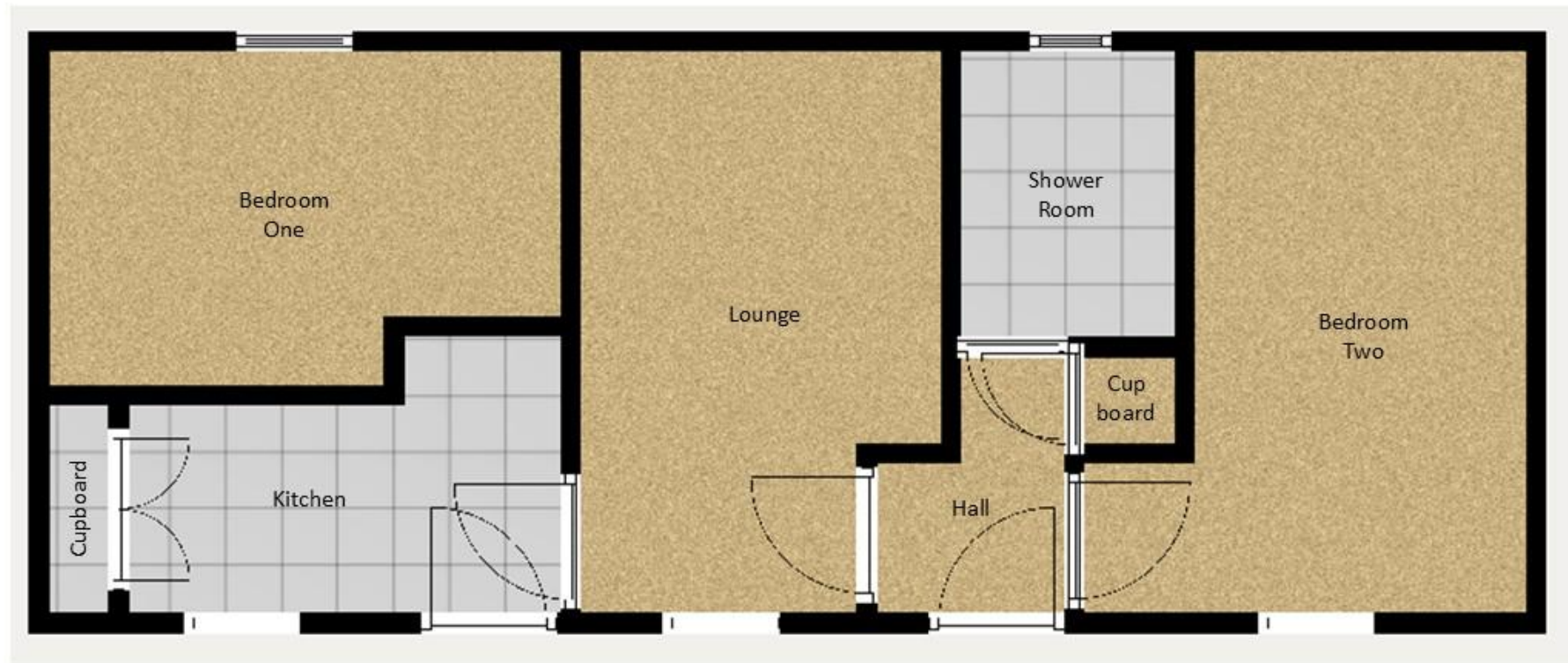
Fitted with a white suite comprising WC & wash hand basin, double shower enclosure with electric shower, wall-mounted fan heater, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

GARDEN

The property benefits from garden grounds to the front, together with a smaller area to the rear. The garden is mainly laid to lawn, with boundaries formed by a combination of timber fencing and hedging. A chip-stone driveway and additional off-road parking area provide parking for several vehicles.



Achadacallen, 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 and electricity.
Drainage to septic tank.

Council Tax: Band B

EPC Rating: E54

Gross Internal Floor Area: 47m²

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. Take a right at the sign for Balindore. Drive under the railway bridge, then take a left directly before the cattle grid. Continue until reaching a row of terrace cottages on the right. Achadacallen is the middle cottage.

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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