



5 TYNRIBBIE | APPIN | PA38 4DS

GUIDE PRICE: £360,000

Set amidst spectacular Highland scenery, with views stretching across the surrounding countryside, the subjects of sale form an attractive detached villa with garage, set in private garden grounds. 5 Tynribbie is in very good order throughout, well presented and benefits from double glazing and oil fire central heating. Offering good sized accommodation, conveniently arranged over two levels, this flexible property would be ideally suited as a permanent family home, and includes a garage plus fully enclosed garden to the rear. Comprising an entrance vestibule, welcoming entrance hallway, comfortable lounge, spacious kitchen/diner with French doors and utility room off, formal dining room, double bedroom and cloakroom on the ground floor, the remainder of accommodation on the upper level includes a charming reading area, principle en-suite bedroom, three further bedrooms and a family bathroom. Due to the size and location, the property would also be ideally suited an idyllic holiday retreat or a rental opportunity in a buoyant market.

The village of Appin is a thriving community, conveniently located between the principle towns of Oban and Fort William and benefits from a well respected primary school, churches, restaurant, garage, garden centre and extremely active village hall, whilst further facilities, including an excellent grocer's store with post office, doctor's surgery and hotels are located in neighbouring Port Appin. The popular and much-viewed Castle Stalker and The Linnhe Storehouse & Cafe are a couple of minutes drive away from the property, and in addition to water activities available on Loch Linnhe, there is also a cycle track running through the village with a highly regarded 9-hole golf course at nearby Ballachulish.

- Attractive Detached Villa
- Desirable Semi-Rural Village Location
- In Very Good Order & Well Presented
- Lounge
- Kitchen/Diner & Utility Room
- Dining Room
- 5 Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Attached Garage
- Garden with Private Parking
- EPC Rating: C 70





Accommodation

Entrance Vestibule 1.9m x 1.4m

UPVC entrance door with glazed side panels. Glazed door with side panel to hallway.

Hallway

L-shaped, with stairs to upper level and vaulted ceiling. Built-in understair cupboard. Wooden flooring. With doors to lounge, kitchen/diner, bedrooms (one used as a dining room) and cloakroom.

Lounge 4.2m x 3.9m

With windows to front.

Kitchen/Diner 5.4m x 3.5m

With windows and fully glazed French doors to rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Hotpoint cooker unit. Extractor hood over. Integral dishwasher and fridge/freezer. Stainless steel sink unit. Tiled splashback. Door to utility.

Utility 3.4m x 2.1m

L-shaped, with glazed, UPVC door and window to rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Plumbing for washing machine.

Stainless steel sink unit. Built-in cupboard. Door to garage.

Garage 6.5m x 3.0m

With metal up-and-over door. Boiler. Light and power.

Dining Room 3.3m x 3.2m

With triple window to rear. Oak flooring.

Cloakroom 1.9m x 1.0m

With frosted window to side. Fitted with white suite of WC and wash hand basin. Tiled splashback.

Study (5th Bedroom) 3.6m x 3.0m

With triple window to front. Oak flooring.

Upper Level

Landing/Reading Area

With Velux windows to front and rear. Built-in cupboard. Hatch to loft. Doors to bedrooms and bathroom.

Principal Bedroom 5.3m x 3.7m

With Dormer window to front. Two built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.0m x 1.8m

With Velux window to rear. Fitted with

white suite of WC, wash hand basin, and wet-walled shower cubicle, with Mira shower. Tiled splashback. Heated towel rail.

Bedroom 3.1m x 2.7m

With window to rear.

Bathroom 2.7m x 2.0m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Tiled splashback. Heated towel rail.

Bedroom 4.3m x 3.6m

With Dormer window to front. Built-in wardrobe.

Bedroom 3.4m x 2.9m

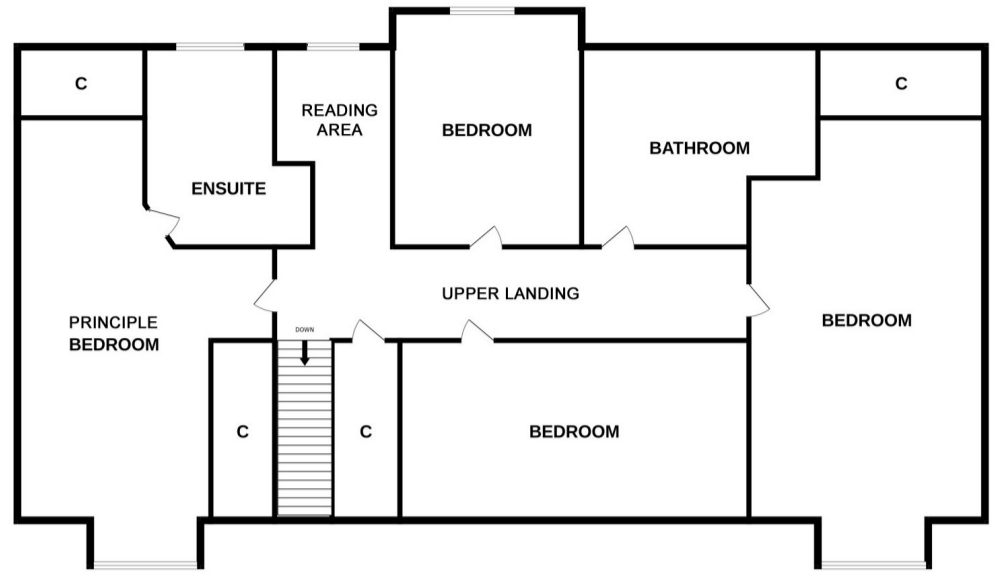
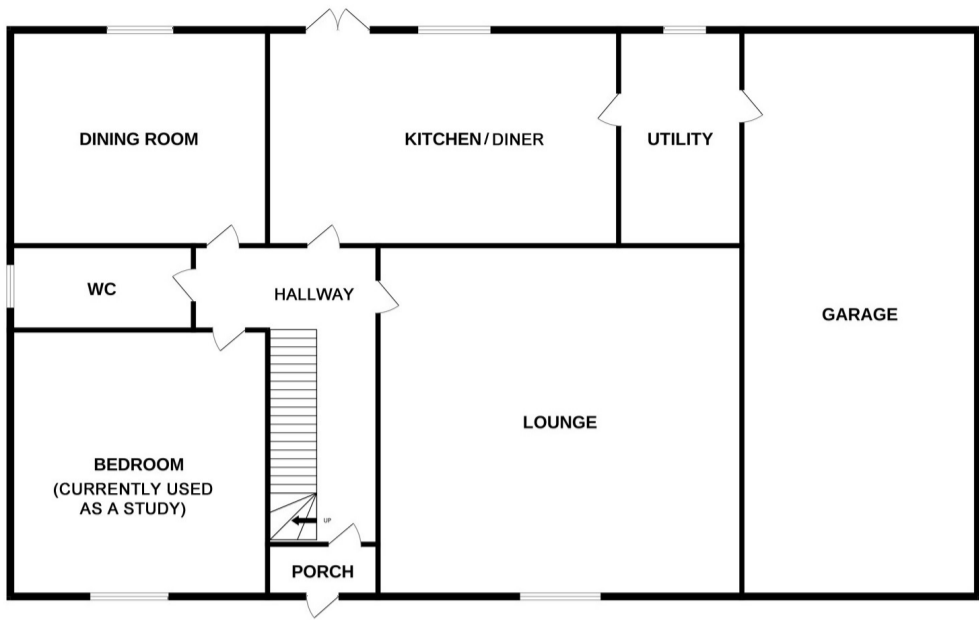
With Dormer window to front. Built-in wardrobe.

Garden

The property is approached by a private Monobloc driveway, providing ample parking and leading to the garage. The remainder of ground to the front is laid to lawn, offset with a paved pathway. The rear garden is fully enclosed, laid to gravel for ease of maintenance, and features a paved patio area.



Floor Plan



Travel Directions

Travelling on the A82 south from Fort William, proceed over the Ballachulish Bridge and take the first left on the roundabout on to the A828 for Oban. Follow this road for around 14 miles, through the village of Appin, and turning right where signposted Port Appin / Lismore Ferry. Take the first turning on the right and Number 5 is directly ahead.



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