



## Taigh Ban Mor

Taynuilt | Argyll | PA35 1JE

Guide Price £395,000

**Fiuran**  
PROPERTY

# Taigh Ban Mor

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Taigh Ban Mor is an immaculate four-bedroom detached villa in the heart of Taynuilt, built in 2015 and finished to a high standard throughout — genuinely move-in ready. Set well back from the road for privacy, with a spacious driveway, a mature low-maintenance garden, potting shed, and a generous deck off the Lounge for outdoor dining. Underfloor heating throughout, double glazing and excellent energy efficiency.

Special attention is drawn to the following:-

## Key Features

- Immaculately maintained 4 Bedroom detached House
- Sought-after village location close to local amenities
- Hallway, open-plan Lounge/Diner, Kitchen, 4 Bedrooms
- En Suite Shower Room, Bathroom, Shower Room/Utility Area
- Excellent storage, including large Loft
- Air source heat pump, with underfloor heating throughout
- Well insulated and fully double glazed
- Excellent storage, including built-in wardrobes
- Range of white goods included in sale
- All window coverings & flooring included
- Tastefully decorated, with modern features
- Private, well-established garden with decking & shed
- Driveway with private parking for several vehicles
- Only 20-minute drive to town of Oban
- No chain & walk-in condition



Set on the south shore of Loch Etive beneath the dramatic backdrop of Ben Cruachan, Taynuilt is one of Argyll's most sought-after villages — a place that combines Highland scenery and outdoor access with a genuine year-round community. Taigh Ban Mor is a rare opportunity to buy an immaculate, modern four-Bedroom detached villa in the heart of the village. Built in 2015 and finished to a high standard throughout, it offers the warmth, insulation and low-maintenance practicality of a newer home, ready to move into.

Positioned well back from the main road, the house enjoys a real sense of privacy while remaining unusually convenient. The primary school, village shop and post office are all less than a three-minute walk away, with the doctor's surgery, village halls, railway station and newly refurbished hotel just a little further on. Taynuilt's station sits on the West Highland Line, with direct services to Oban in around twenty-three minutes and to Glasgow Queen Street in around two and three-quarter hours. Oban's wider town amenities are a twenty-minute drive away.

Unlike many Highland villages, Taynuilt is a thriving, well-supported community rather than a seasonal destination. There is a nine-hole golf course overlooking the loch and an annual Highland Games each July. Beyond the village lies some of Scotland's finest landscape: Ben Cruachan, Bonawe Iron Furnace, ancient Atlantic woodland, sea-loch kayaking, hillwalking, cycling, and abundant wildlife including red deer, otters and golden eagles.

The property itself makes excellent use of its generous plot. A spacious driveway sits to the front, while the rear opens out to a mature, low-maintenance garden

with extensive shrubs, colourful flowering planting and a potting shed — no lawn to mow. Sliding doors from the Lounge open onto a decked area, a natural extension to the living space, ideal for outdoor dining and long summer evenings.

The house is built to modern energy standards, with underfloor heating throughout, double glazing and the kind of insulation that makes a Highland winter genuinely comfortable to live with. Meaningful for both running costs and year-round warmth.

**Ground floor.** Welcoming entrance Hallway with a large storage cupboard and stairs to the first floor. The bright open-plan Lounge/Diner flows through to a modern fitted Kitchen — an excellent space for family life and entertaining. Also on this level is a spacious double Bedroom with walk-in wardrobe, plus a Shower Room and Utility Area: a versatile arrangement that suits guests, multigenerational living, those with reduced mobility, or anyone preferring single-level living.

**First floor.** Three further generous Bedrooms lead off the landing, all with built-in wardrobes, including one with its own En Suite Shower Room. A large Loft with lighting and a Ramsay-style ladder gives excellent additional storage.

A genuinely move-in-ready home combining modern comfort, privacy and village convenience in one of Argyll's best-connected Highland communities — equally suited as a permanent family home, a Highland retreat, or a base for remote working and outdoor living.

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



### APPROACH

Via driveway to the side of the property, and entrance (with ramp) at the side into the Hallway.

### GROUND FLOOR: HALLWAY

With built-in cupboard (housing the electric meter/fuse box), fitted carpet, ceiling downlights, and doors leading to the Lounge/Diner, Bedroom One and Shower Room/Utility Area.

### LOUNGE/DINER 7.65m x 3.95m

With windows to the front & side elevations, large under-stair storage cupboard (2.05m x 0.95m), fitted carpet, opening to the Kitchen, and glazed sliding doors leading to the decking.

### KITCHEN 2.9m x 2.55m

Fitted with a range of base & wall mounted units, wooden work surfaces, sink & drainer, mosaic tiled splash-backs, under-cabinet lighting, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer & dishwasher, vinyl flooring, and windows to the front elevation.

### BEDROOM ONE 3.45m x 3.3m (max)

With windows to the side elevation, built-in wardrobe, built-in cloak cupboard (1.5m x 0.9m), and fitted carpet.

### SHOWER ROOM/UTILITY AREA 2.35m x 1.95m

With modern white suite comprising WC & wash basin, corner shower enclosure with mixer rain shower, chrome heated towel rail, worktop with storage unit and washer/dryer below, ceiling downlights, partially tiled walls, tiled flooring, and windows to the front elevation.

### FIRST FLOOR: UPPER LANDING

With 2 Velux style windows to the rear elevation, fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.



**BEDROOM TWO** 4m x 3.15m

With windows to the front & side elevations, built-in wardrobe, and fitted carpet.

**BEDROOM THREE** 3.5m x 3.3m

With windows to the side elevation, Velux style window to the rear elevation, built-in wardrobe, and fitted carpet.

**BEDROOM FOUR (MASTER)** 4.2m x 3.95m

With windows to the side elevation, Velux style window to the rear elevation, built-in wardrobe, and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3.2m x 2.2m

With modern white suite comprising WC & wash basin, tiled shower enclosure with mixer rain shower, chrome heated towel rail, ceiling downlights, tiled flooring, and windows to the front & side elevations.

**BATHROOM** 3.2m x 2.65m

With modern white suite comprising P-shaped bath with tap-controlled mixer shower, WC & wash basin, chrome heated towel rail, ceiling downlights, partially tiled walls, tiled flooring, and Velux style windows to the front elevation.

**LOFT**

Large, partially floored storage space with lighting and Ramsay style ladder.

**GARDEN**

The well-established garden is largely enclosed, offering a safe and private space for children and pets to enjoy. It features a selection of attractive ornamental planting, with potted plants adding colour and interest throughout. Designed for practical family living, the garden is mostly laid to stone chippings for low maintenance, while raised decking provides an ideal area for outdoor dining, play, or relaxing. A garden shed offers useful additional storage.



## Taigh Ban Mor, 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, electricity, and drainage. Air source heat pump.

**Council Tax:** Band F

**EPC Rating:** C74

**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. Upon reaching Taynuilt village, take a left opposite the Taynuilt Hotel (signposted Village Centre), then a right onto School Brae. Taigh Ban Mor is the second property on the left 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. Please note some photographs have been virtually staged.

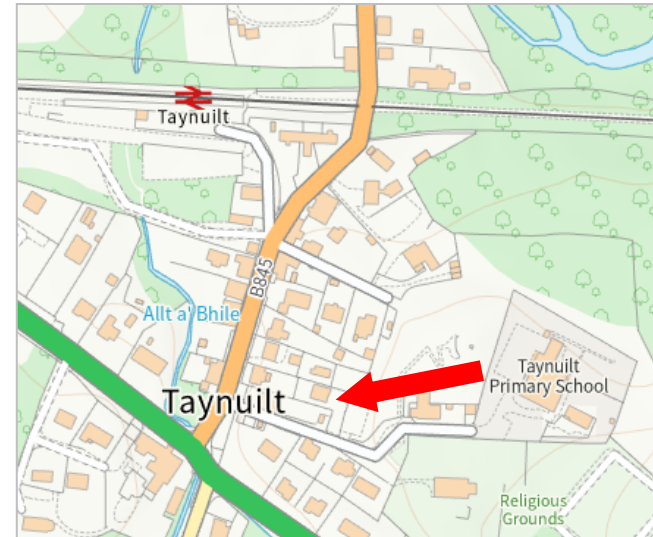
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://www.sepa.org.uk)).

Prospective purchasers are advised to 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.



# Fiuran

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