



Innishail, Bridge of Awe

Taynuilt | Argyll | PA35 1HT

Guide Price £270,000

Fiuran
PROPERTY

Innishail, Bridge of Awe

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Innishail is spacious 5 Bedroom semi-detached Home in an idyllic rural setting near River Awe, featuring a self-contained ground floor Bedroom, large level garden, excellent timber workshop, EV charger, ample parking & no chain.

Special attention is drawn to the following:

Key Features

- 5 Bedroom semi-detached House in rural community
- Idyllic setting, close to River Awe & woodland walks
- Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room
- 5 Bedrooms, Dressing Room, Wet Room, Shower Room, WC
- Ground floor Bedroom is self-contained with Wet Room
- Excellent storage, including Loft
- Oil central heating
- Double glazing throughout
- White goods, window coverings & flooring included
- Most items of furniture and further contents included
- Large, level garden surrounding property
- Excellent timber workshop (with power) to rear
- Electric vehicle charger
- Private parking for several vehicles
- No chain



Situated in an idyllic rural community, close to the River Awe and beautiful woodland walks, this spacious 5 Bedroom semi-detached Home offers versatile accommodation, generous garden grounds and excellent outdoor facilities.

The accommodation comprises an entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, 5 Bedrooms, Dressing Room, Wet Room, Shower Room and WC. The ground floor Bedroom benefits from its own Wet Room, providing flexible, self-contained accommodation ideal for guests or extended family. Further benefits include oil central heating, double glazing and excellent storage, including a Loft.

Externally, the property enjoys a large, level garden, providing plenty of space for outdoor activities. An excellent timber Workshop with power is located to the rear, whilst private parking for several vehicles and an electric vehicle charger add further convenience.

White goods, flooring, window coverings and most furniture and contents are included in the sale. Offered with no onward chain, this lovely family home presents an excellent opportunity to enjoy peaceful rural living.

APPROACH

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

GROUND FLOOR: PORCH 1.8m x 0.85m

With built-in cloak cupboard, and internal glazed door leading to the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, large under-stair cupboard, wood effect flooring, radiator, and doors leading to the Kitchen, Lounge, and WC.

KITCHEN 4.5m x 3.2m

Fitted with a range of modern white gloss base & wall mounted units, work surfaces, stainless steel sink & drainer, Respatex style splash-backs, built-in double oven, LPG gas hob, stainless steel cooker hood, dishwasher, integrated fridge & freezer, 2 windows to the rear elevation, vinyl flooring, ceiling downlights, and doors leading to the Dining Room and Utility Room.

DINING ROOM 3.6m x 2.8m

With window to the rear elevation, wood effect flooring, ceiling downlights, and opening to the Lounge.



LOUNGE 5.2m x 3.6m

With floor to ceiling window to the front elevation, radiator, ceiling downlights, and wood effect flooring.

UTILITY ROOM 2.1m x 2m

Fitted with a range of base and wall mounted units, work surfaces, stainless steel sink & drainer unit, Respatex style wall panelling, washing-machine, tumble dryer, vinyl flooring, and door leading to the Dressing Room & Bedroom One.

BEDROOM ONE 5.7m x 2.7m (max)

With large window to the front elevation, further windows to the side, radiator, 2 built-in wardrobes, wood effect flooring, and glazed French doors leading to the garden.

DRESSING ROOM 2m x 1.4m

With fitted drawer unit/desk, mirror, and wood effect flooring.

WET ROOM 2.2m x 2m

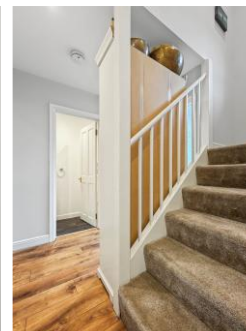
With window to the front elevation, mixer shower, WC & wash basin vanity unit, resin flooring, and Respatex style wall panelling.

WC 2.15m x 0.9m

With WC, wash basin with cupboard below, ceiling downlights, and vinyl flooring.

FIRST FLOOR: UPPER LANDING

With window to the front elevation, built-in cupboard (housing the hot water cylinder), wood effect flooring, ceiling downlights, access to the Loft, and doors leading to all 4 upstairs Bedrooms.



BEDROOM TWO 3.7m x 3.6m

With window to the rear elevation, radiator, built-in wardrobe, and wood effect flooring.

BEDROOM THREE 3.6m x 3.1m

With window to the front elevation, radiator, built-in wardrobe, and wood effect flooring.

BEDROOM FOUR 3.1m x 2.4m

With window to the side elevation, radiator, built-in wardrobe, and wood effect flooring.

BEDROOM FIVE 3.1m x 2.4m

With window to the side elevation, radiator, built-in wardrobe, and wood effect flooring.

SHOWER ROOM 2.05m x 1.85m

With window to the rear elevation, WC, counter-top wash basin, shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, and vinyl flooring.

WORKSHOP 4.6m x 2.3m

With 2 windows to the rear elevation, concrete floor, power, and lighting.

GARDEN

The property is surrounded by generous garden grounds, predominantly laid to lawn and bordered by a variety of mature trees, shrubs and hedging, providing an attractive outdoor space. Areas of paving and loose stone chippings offer space for outdoor seating and relaxation. A private driveway provides convenient off-street parking.



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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 to shared septic tank. Oil tank.

Council Tax: Band E

EPC Rating: C72

Gross Internal Floor Area: 139m2

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 property is located near the River Awe, in the rural community of Bridge of Awe. Along with its enviable countryside setting, Bridge of Awe has a petrol station with convenience store and a licensed hotel/pub nearby. The neighbouring village of Taynuilt has further amenities including a hotel, railway station, licensed grocer, post office, medical centre, primary school and golf course. The popular town of Oban, with a comprehensive range of services and facilities, is some 14 miles away.

DIRECTIONS

Travelling on the A85 from Oban to Glasgow, after passing through the village of Taynuilt, take a right hand turn at the signpost for Bridge of Awe. Take a further right, and Innishail is on the right hand side.

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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