



## 15 Achlonan

Taynuilt | Argyll | PA35 1JJ

Guide Price £185,000

**Fiuran**  
PROPERTY

# 15 Achlonan

Taynuilt | Argyll | PA35 1JJ

15 Achlonan is an immaculately presented 2 Bedroom semi-detached House, situated in the popular village of Taynuilt. Benefiting from front & rear gardens complete with two garden sheds and a greenhouse, this delightful property would make an ideal family home, first-time purchase, or downsizing opportunity.

Special attention is drawn to the following:

## Key Features

- Charming 2 Bedroom semi-detached House
- Popular village, 12 miles from Oban
- Lovely view of Ben Cruachan
- Porch, Hallway, Lounge/Diner, Kitchen, Bathroom
- 2 double Bedrooms, Shower Room
- Great storage, including partially floored Loft
- Oil central heating & woodburning stove
- Double glazing throughout
- White goods, window coverings & flooring included
- Easily maintained front & rear gardens
- 2 sheds, greenhouse & mature fruit trees
- Free residents' & on-street parking



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The ground floor accommodation comprises an entrance Porch, welcoming Hallway with linen cupboard and staircase to the first floor, modern fitted Kitchen with door to the rear garden, spacious Lounge/Diner featuring a cosy woodburning stove, and a family Bathroom.

The first floor offers two generous double Bedrooms and a contemporary Shower Room. There is also a large, partially floored Loft space.

The property benefits from excellent storage throughout, including a built-in wardrobe in the Master Bedroom. Outside, the enclosed front and rear gardens provide a safe and private outdoor space, complete with two garden sheds and a greenhouse. Ample residents' and on-street parking is available nearby.

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

#### **APPROACH**

Via gate at the front of the property and entrance at the front into the Porch, or at the rear into the Kitchen.

#### **GROUND FLOOR: PORCH**

With glazed door panel to the front, coat hooks, and internal door leading to the Hallway.

#### **HALLWAY**

With stairs rising to the first floor, built-in linen cupboard, radiator, wooden flooring, window to the front elevation, and doors leading to the Lounge/Diner and Bathroom.

#### **KITCHEN** 3.8m x 2.25m

Fitted with a range of wood effect base & wall mounted units, work surfaces, matching splash-backs, stainless steel sink & drainer, fitted shelving unit, built-in electric oven, ceramic hob, extractor hood, dishwasher, fridge, freezer, washing machine, vinyl flooring, window to the rear elevation, door leading to the Lounge/Diner, and external door leading to the rear garden.



**LOUNGE/DINER** 5.65m x 2.95m

With dual aspect windows to the front & rear elevations, woodburning stove, radiator, and wooden flooring.

**BATHROOM** 2m x 1.7m

With modern white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, Respatex style wall panelling, tiled flooring, and window to the front elevation.

**FIRST FLOOR: UPPER LANDING**

With eaves storage, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Shower Room.

**BEDROOM ONE** 4.95m x 2.75m (max)

With window to the front elevation, radiator, built-in wardrobe, and fitted carpet.

**BEDROOM TWO** 3.65m x 3.05m

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

**SHOWER ROOM** 2m x 1.5m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, vinyl flooring, and Velux style window to the rear elevation.

**LOFT**

Partially floored, with lighting and Ramsay style ladder.

**GARDEN**

The fully enclosed front and rear gardens are predominantly laid to lawn and paving, and are enhanced by a variety of mature shrubs and fruit trees. The attractive south-facing rear garden provides a wonderful space to enjoy the sun throughout the day and also features two garden sheds and a greenhouse. Ample on-street parking is available to the front of the property, complemented by a free residents' car park.



## 15 Achlonan, Taynult



*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 C

**EPC Rating:** D62

**Gross Internal Floor Area:** 72m<sup>2</sup>

**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 popular 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, golf course, Hotel & train station. There is a sports pavilion that hosts rugby, cricket, shinty, tennis, Pilates and keep fit classes. 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). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Instead of following the sign, bear right. Take the next exit on the right. No. 15 is near the end of the cul-de-sac on the right.

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](http://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.



# Fiuran

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