



Eight

Ceum Dhun Righ | Benderloch | PA37 1ST

Guide Price £310,000

Fiuran
PROPERTY

Eight

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Eight is a spacious 4 Bedroom detached Bungalow situated in a quiet residential area of Benderloch. Offering 4 double Bedrooms, excellent storage including a large Loft, oil central heating and double glazing throughout. Externally, there is an easily maintained garden, two car ports, two sheds/workshops and private parking for several vehicles.

Special attention is drawn to the following:-

Key Features

- Spacious 4 Bedroom detached Bungalow
- Located in quiet residential area of Benderloch
- Porch, Kitchen/Diner, Lounge, Conservatory
- 4 double Bedrooms, Shower Room, WC
- Excellent storage, including large Loft
- Double glazing throughout
- Glazed French doors from the Lounge
- Efficient to heat, with oil central heating
- Window coverings & flooring included
- Easily maintained garden
- 2 car ports and 2 sheds/workshops
- Easy access to walks around Beinn Lora
- Private off-road parking for several vehicles
- No chain



Eight is a spacious 4 Bedroom detached Bungalow situated in a quiet residential area of the popular village of Benderloch, offering well-proportioned rooms all on one level. The property comprises a welcoming Porch and Hallway, Kitchen/Diner, Lounge, Conservatory, 4 double Bedrooms, Shower Room and WC.

This attractive home benefits from excellent storage, including a large Loft, together with double glazing throughout and efficient oil central heating. Glazed French doors from the Lounge provide a pleasant connection to the garden, while window coverings and flooring are included in the sale.

Externally, the property enjoys an easily maintained garden, with two car ports and two sheds/workshops providing useful storage and practical space. Private off-road parking is available for several vehicles.

The property is ideally placed for enjoying the surrounding countryside, with easy access to scenic walks around Beinn Lora. The property is offered for sale with no onward chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

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

PORCH & HALLWAY

With coat hooks, glazed internal door, built-in cupboard (housing the hot water cylinder), access to the Loft, and doors leading to the Lounge, Kitchen/Diner, all Bedrooms, Shower Room and the WC.

LOUNGE 4.9m x 4.8m

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



KITCHEN/DINER 4.8m x 4.05m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric double oven/grill, ceramic hob, stainless steel cooker hood, washing machine, radiator, wood effect flooring, windows to the rear & side elevations, and door leading to the Conservatory.

CONSERVATORY 2.95m x 2.75m

With windows to the front, side & rear elevations, polycarbonate roof sheets, radiator, wood effect flooring, and door leading to the rear of the property.

BEDROOM ONE 3.1m x 2.8m

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

BEDROOM TWO 4.1m x 2.9m

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

BEDROOM THREE 4.15m x 2.4m

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

BEDROOM FOUR 3.5m x 2.4m

With window to the rear elevation, radiator, large wall-mounted mirror, and fitted carpet.



SHOWER ROOM 2.4m x 1.7m

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

WC 2.2m x 1.1m

With white suite comprising WC & wash basin, and window to the front elevation.

LOFT

Large storage space, with lighting, power, and Ramsay style ladder.

GARDEN

The easily maintained and predominantly enclosed garden surrounds the property and is mainly laid to stone chippings, paving and hardstanding, creating a practical outdoor space. To the side, there is a private paved garden area with rotary clothes airer. The property also benefits from two car ports, one with power, together with two sheds/workshops, both of which have power.



Eight, Benderloch



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 E

EPC Rating: C69

Gross Internal Floor Area: 115m²

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 village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. The sandy beach at Tralee is a short walk from the property, and Ben Lora is also close by. Oban offers further amenities & services.

DIRECTIONS

Heading into Benderloch on the A828 from Oban, take a right after the pink village shop into Ceum Dhun Righ, and follow the road around to the left. Eight is at the end of the cul-de-sac straight ahead, 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.

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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