

2 Old School Bank

Taynuilt | Argyll | PA35 1JE

Guide Price £390,000

Fiuran PROPERTY

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2 Old School Bank is an immaculately maintained 4 Bedroom detached Home located in the heart of Taynuilt village, offering spacious living accommodation, a large floored Loft, private parking and convenient access to local amenities.

Special attention is drawn to the following:-

Key Features

- Immaculately maintained 4 Bedroom detached House
- Sought-after village location close to local amenities
- Hallway, Kitchen, Lounge, Dining Room, Shower Room
- 4 double Bedrooms, En Suite Shower Room, Bathroom
- Large floored Loft with lighting
- Oil central heating & electric fire in Lounge
- Fully double glazed (replaced within recent years)
- Modern features, including ceiling downlights
- Excellent storage, including built-in wardrobes
- White goods, window coverings & flooring included
- Some items of furniture available, if required
- Private, well-established garden with patio & shed
- Driveway with private parking for several vehicles
- Only 20-minute drive to town of Oban
- No chain & walk-in condition



Situated in the sought-after village of Taynuilt, 2 Old School Bank is an immaculately maintained 4 Bedroom detached House offering spacious, beautifully presented accommodation, conveniently located close to local amenities and just a 20-minute drive from the town of Oban. Tastefully decorated throughout, with modern features and a welcoming atmosphere, the property is offered in walk-in condition, making it an ideal family home.

The ground floor accommodation comprises a welcoming Hallway, well-appointed Kitchen, comfortable Lounge with electric fire, separate Dining Room, a double Bedroom, and Shower Room. Upstairs offers 3 generously proportioned double Bedrooms, including a master Bedroom with En Suite Shower Room, together with a family Bathroom. Excellent storage is provided throughout, including built-in wardrobes and a large floored Loft with lighting.

The property benefits from oil central heating and full double glazing, with the windows having been replaced within recent years. White goods, window coverings and flooring are included in the sale, while some items of furniture may also be available to be included, if required.

Externally, the property enjoys a private, well-established garden, providing an attractive outdoor space for relaxation and entertaining, complete with patio area and garden shed. A private driveway offers ample off-street parking for several vehicles. With its desirable village setting, generous accommodation and beautifully maintained interior, this superb family home is offered with no onward chain and is ready for immediate occupation.

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) to the rear into the Hallway.

GROUND FLOOR: HALLWAY
With carpeted stairs rising to the first floor, radiator, built-in cloak cupboard, under-stairs cupboard, partial vinyl flooring, partial fitted carpet, and doors leading to the Kitchen, Dining Room, Lounge, Bedroom One and the Shower Room.

KITCHEN 2.9m x 2.55m
Fitted with a range of modern base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer, dishwasher, washing machine & tumble dryer, heated towel rail, vinyl flooring, and windows to the rear & side elevations.

DINING ROOM 3.5m x 3.35m
With windows to the front elevation, radiator, fitted carpet, and glazed French doors leading to the Kitchen.

LOUNGE 4.85m x 4.15m
With windows to the front & side elevations, radiator, attractive fireplace with electric fire, fitted carpet, and glazed French doors to the front elevation leading to a small decked area.

BEDROOM ONE 3.65m x 3.35m (max)
With windows to the rear elevation, radiator, built-in shelved cupboard, and fitted carpet.





SHOWER ROOM 1.95m x 1.75m (max)
With modern white suite comprising WC & vanity wash basin, large, tiled shower enclosure with mixer shower, chrome heated towel rail, feature mirror with LED lighting, and vinyl flooring.

FIRST FLOOR:
UPPER LANDING
With window to the front elevation, radiator, fitted carpet, large linen cupboard housing the hot water cylinder (1.45m x 1.15m), access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.

BEDROOM TWO (MASTER) 3.65m x 3.4m (max)
With windows to the front & side elevations, radiator, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 3.4m x 2.35m
With white suite comprising WC & wash basin, tiled shower enclosure with electric shower, heated towel rail, tile effect flooring, window to the side elevation, and Velux style window to the rear elevation.

BEDROOM THREE 4.3m x 3.65m (max)
With Velux style windows to the front elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

BEDROOM FOUR 4.3m x 3.65m
With Velux style windows to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.











BATHROOM 3.2m x 2.65m
With white suite comprising bath with tiled splash-back, WC & wash basin, heated towel rail, tile effect flooring, and Velux style windows to the rear elevation.

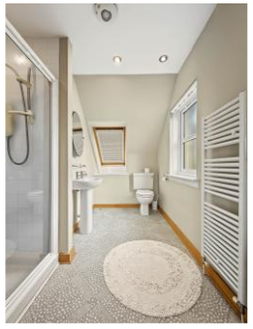
LOFT 10m x 2.75m
Large, fully floored storage space with lighting and Ramsay style ladder.

GARDEN
The property benefits from attractive, well-established garden grounds, thoughtfully landscaped with a combination of lawned areas, mature trees, colourful shrubs and flowering plants. To the front, a neatly maintained lawn is bordered by a low rendered wall, with ornamental trees adding character and interest. A small raised decking area, accessed directly from the Lounge and front garden, provides an ideal spot for enjoying a morning coffee. The beautifully planted rear garden features a variety of mature shrubs and plants arranged across raised, tiered beds, creating an attractive and colourful setting throughout the seasons. Paved pathways and steps provide access between the different levels. A substantial paved patio provides further space for outdoor dining and entertaining, complemented by a timber garden shed (with power) offering useful storage. The grounds also benefit from established boundary planting, areas of lawn and paved access around the property.

There is a mono-blocked driveway (shared with one other property), with private parking for several vehicles to the side.











2 Old School Bank, 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. Oil tank.

Council Tax: Band F

EPC Rating: C77

Gross Internal Floor Area: 145m2

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, pass the Taynuilt Hotel on the right, then take a left into Old School Bank. No. 2 is 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. 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).

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.



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