



TAIGH GEAL, ARDBRECKNISH BY INVERARAY, PA33 1BH

OFFERS OVER £465,000

Properties of this calibre are hard to find. With stunning views, contemporary interiors and exceptional finishes, what's there not to like. This home which is truly a one of a kind is nestled within a designated area of outstanding natural beauty where red squirrels, deer and pine martens are regular visitors and whilst offering peace and tranquility, both excellent broadband and nearby public transport links really means you can have the best of both worlds. CALL NOW AND TAKE YOUR FIRST STEP TO A BETTER LIFE.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

TAIGH GEAL

- Outstanding home finished to the highest of standards
- Highly sought after location just a short distance from Inveraray
- Breathtaking far reaching loch and mountain views
- Beautiful reception areas and 3 great bedrooms
- Extremely energy efficient with triple glazing and air source heat pump for year round comfort
- A great place to live in a warm and welcoming community



Taigh Geal is a truly unique, detached home, masterfully designed and built to Scandinavian eco-standards by the renowned Fjordhus company. Nestled within a tranquil hamlet of Ardbrecknish, the property is a peaceful haven, offering stunning, open views across the shimmering waters of Loch Awe and a dramatic backdrop of majestic Ben Cruachan. Combining striking modern design with exceptional energy efficiency, this home of approximately 150 square meters is a perfect sanctuary, whether for a permanent residence or a peaceful second-home retreat.

Built to the highest Scandinavian standards, the property has a strong emphasis on insulation, triple glazing, and an air source heat pump, ensuring remarkably low running costs. Underfloor heating throughout the ground floor cocoons the home in warmth and comfort all year round. On entering the home a very useful boot room/entrance hall can be found and is the perfect spot to cast off either walking or fishing gear, a built in storage cupboard provides ample space. Passing through into the double height entrance hallway you really start to get an idea of whats on offer here. The heart of the home is a spacious, open-plan kitchen, lounge, and dining area where large windows artfully frame the incredible loch views. The kitchen itself is a chef's delight, finished to an exacting standard with contemporary fittings, modern appliances, and solid work surfaces that add a touch of class. In addition the lovely log burning stove adds a touch of rustic charm, creating a perfect spot to unwind and enjoy a peaceful evening.

A second, separate lounge on the first floor boasts an amazing vaulted ceiling and unparalleled views through the large glazed gable, which in turn leads onto a covered balcony. This flexible space is an ideal spot for a quiet retreat or a dedicated family room. The property offers three superb bedrooms and two shower rooms, with a well-proportioned layout suited for families or guests. The master bedroom, located on the ground floor, has a stunning en-suite shower room and a door that opens out to a lovely rear patio, whilst the first floor shower room serve all the accommodation on the upper level. A dedicated utility room adds practicality for rural life and has its own pedestrian door to the rear.



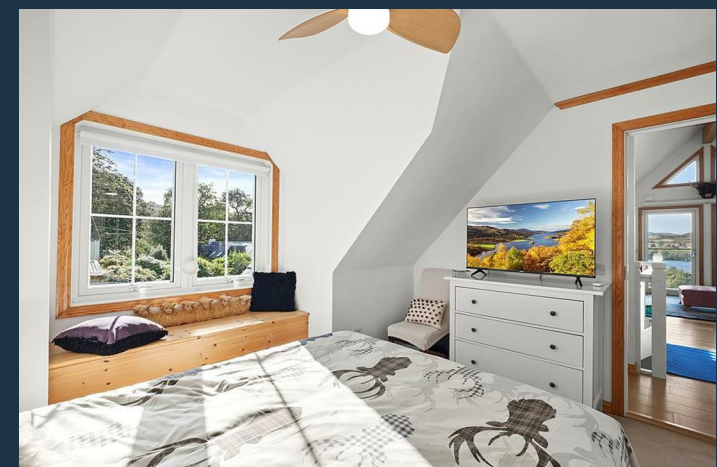
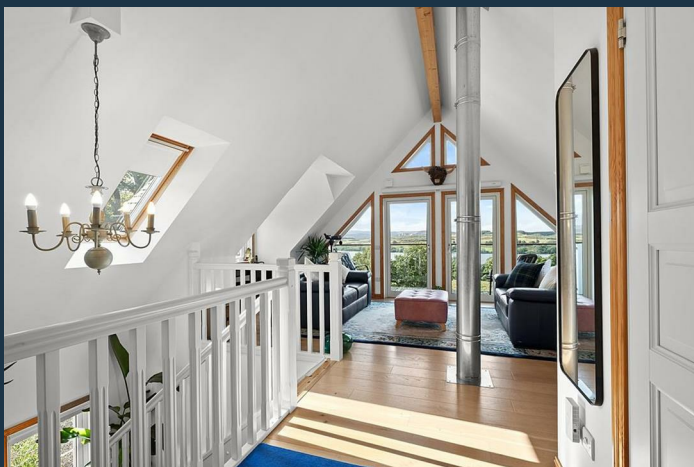


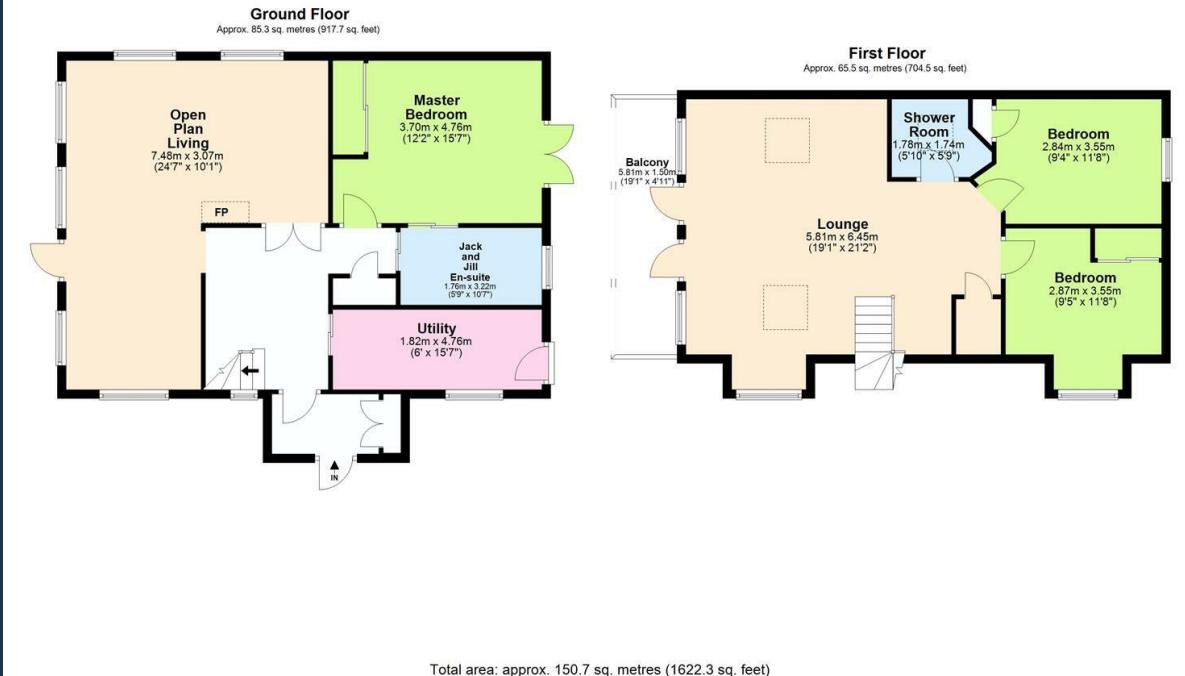




The house sits within enchanting grounds of about one-third of an acre incorporating a stone walled terraced garden, offers a perfect balance of privacy and ease of upkeep. A recently installed, wraparound composite deck which has a convenient accessibility ramp extends around three sides of the house, creating a seamless flow between the indoors and outdoors and maximizing enjoyment of the breathtaking loch views. The outdoor space also includes several useful storage sheds to the rear. Off-road parking comfortably accommodates three to four vehicles, with additional space for a boat or campervan if required.

With its eco credentials, stunning loch views, wraparound deck, and modern comforts, Taigh Geal is suited equally as a permanent residence or a second-home retreat. The immediate area offers a boatyard within a short walking distance as well as the opportunity to undertake many walking, hiking, fishing and cycling activities as highlighted in "Wild about Argyll bikepacking Trail". The thriving and welcoming local community enjoys the convenience of a small country bar, episcopalian church and village hall and the property is within easy reach of Dalmally train station should you need to commute to Oban or Glasgow. Furthermore, the bustling tourist town of Inveraray is a short drive away and offers a good range of artisan shops, restaurants, and hotels along with a regular bus service to Glasgow. The home's location and eco credentials make it a comfortable and sustainable choice for an amazing lifestyle in a very sought after area of Argyll. Don't miss your opportunity to call this home your own. **CALL NOW TO ARRANGE YOUR VIEWING.**





NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop