



## 3 Bedroom Terraced House

40 Cruachan Cottages, Taynuilt, Argyll, PA35 1JG

Offers Over: £179,950

Opportune starter family home in popular residential area of Taynuilt, just a short commute to Oban. Ideal for those seeking semi-rural lifestyle with south facing rear garden, patio area and wonderful countryside backdrop. This desirable village hosts a train station connecting Oban and Glasgow, a well respected primary school, community hall, café, doctors surgery, independent shops and a 9 hole golf course with club house facilities. The area surrounding the property is known for natural beauty, wonderful country walks, cycling routes, fishing opportunities, hidden beaches and lochs. Comprising; Lounge with French doors to rear patio, breakfasting kitchen with access to the rear garden, 1 double bedrooms, 2 single bedrooms and shower room. The property further benefits from double glazing, off peak electric heating and ample storage throughout including partially floored loft space. Private monobloc driveway, resident parking nearby, various garden stores, greenhouse, space, plumbing and power for a hot tub. Broadband, 4G and digital television are available. EPC rating D55 - Council Tax Band C



### Entrance hallway 4.09m x 1.80m

UPVC entry door, oak effect laminate flooring, Quantum Dimplex storage heater and under stairs storage space. Georgian glazed panelled door into kitchen. Smoke detector, socket point and stairs to the first floor landing with window to the front of the property.

### Breakfasting kitchen 5.94m x 3.32m

Spacious kitchen with dual aspect window views to the front and rear. Matching wall and base units with a breakfast bar with seating for three. Space and plumbing for white goods, solid oak worktops with dual stainless steel Belfast sink with variable speed and flexible chefs mixer tap. Pot hanging rails, flush ceiling light, laminate flooring, inbuilt single oven, shelving above, space for American fridge/freezer, Quantum electric storage heater and ample socket points. Glazed door to rear gardens and Georgian glazed door to the lounge.

### Lounge 4.12m x 3.21m

Light and bright with ample space for freestanding lounge furniture and feature electric fire with open fire behind. French double doors with glazed side panels leading to the rear patio. Georgian glazed panel door to kitchen, tiled flooring, tv point and socket points.

### First floor

Painted staircase with balustrade and mid-level window to front. The top landing is carpeted with three handy inbuilt storage cupboards, pendant lighting, loft hatch access, electric storage heater, smoke detector and coat hooks.

### Bedroom One 3.76m x 2.78m

Good sized double bedroom with ample space for bedroom furniture and window views to the rear garden and countryside beyond. Wall shelving, panel heater, laminate flooring, socket points and wall mounted tv point.

### Bedroom Two 3.34m x 1.72m

Single bedroom with window views to the rear garden and countryside beyond. Vinyl flooring, panel heater, flush ceiling light and socket points.

### Bedroom Three 4.05m x 1.96m

Good sized single bedroom with window views to the rear garden and countryside beyond. Vinyl flooring, panel heater, wall mounted tv point and socket points.

### Shower room 2.11m x 1.88m

White three piece suite comprising; Large quadrant shower enclosure with blue marble effect wet wall panels and electric shower. WC and WHB with vanity storage. Walls are a mixture of tiling and wet wall panelling. Opaque window, laminate flooring and ceiling light.

### Outside

To the front there is a private monobloc front driveway with space for two vehicles with further resident parking nearby, tool shed and outdoor seating area. The south facing rear garden with patio is accessed by glazed French doors from the lounge or glazed single door from the kitchen. Astro turf and lawn areas with fenced enclosure and gate to rural pathway. BBQ, patio seating area with space, power and plumbing for a hot tub. Two garden stores and a greenhouse included in the sale.

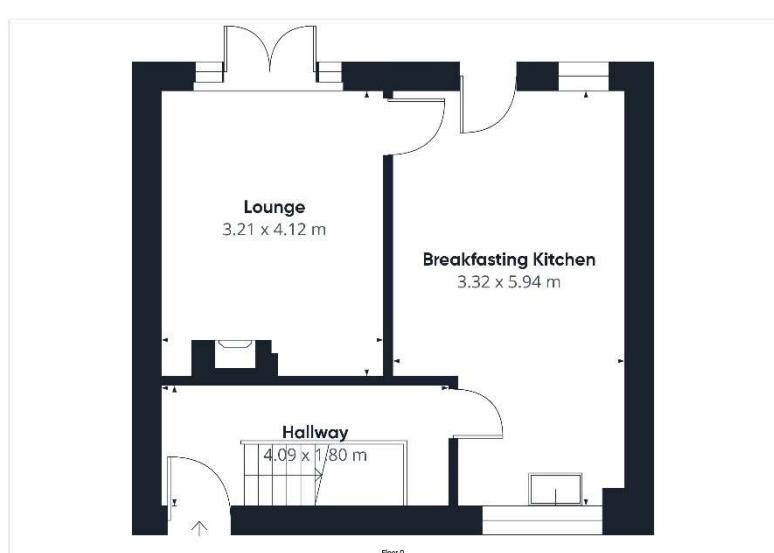
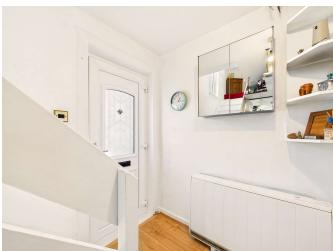
### Location

Taynuilt has a doctors' surgery, general store, post office, hairdressing salon, tearoom, community hall and a 9 hole golf course with club house. A regular train and bus service links Taynuilt with Oban and Glasgow. Oban is the main centre of north Argyll and provides the focus both culturally and economically for Taynuilt. The vibrant town of Oban has national supermarkets as well as independent retailers and specialist shops. The town is laid out around the picturesque Oban Bay which overlooks the island of Kerrera and it is from here that the Caledonian MacBrayne ferries, serving the Inner Hebridean islands, operate on a regular basis. In addition, the town has a leisure centre with swimming pool as well as a private gym and health club with a cinema and Municipal halls which provides the venue for many cultural events. North Argyll is a most picturesque and exciting area which allows a degree of tranquillity and individuality yet is within easy travelling time of Oban for most day to day services, yet is within two hours travelling time of Glasgow and its airport.

The nearby glorious setting of Loch Awe, the longest inland loch in Scotland, provides excellent walking, fishing, cycling and wildlife. Kilmartin offers a pub and museum, plus visit the town of Lochgilphead, the village of Inveraray, home to the Duke and Duchess of Argyll, or take a boat trip around the islands, many with castles and graveyards to explore, in the Firth of Lorn.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.



At Argyll Estate Agents we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

### What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead

We advertise in all major property websites more than any other Agent in Argyll

You only pay our sales fee from the proceeds of your sale on the day of completion

Valuable local knowledge with all the services offered by a city based agent

Wide-angle photography as standard

Instruction and support completing your Home Report

Agreeing on your proactive marketing strategy

The production of property particulars and floorplan

Regular email alerts tailored to motivated buyers on our extensive mailing list

Unique property matching service with buyers from around the UK and abroad

Social media posts on Facebook, Twitter, Instagram and YouTube

Erection of a standard for sale board at your property

All postage, stationary and telephone charges

Liaising with both Solicitors through to sale completion

### Marketing upgrades available on request

Highly rated professional photographers as used by the big brands

Licensed aerial photography (subject to location and weather)

Qualified accompanied viewings carried out

HD walkthrough video tours

Hard copy glossy brochures (minimum quantity 30 copies)

Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

**Lochgilphead Office:**  
20 Argyll Street, Lochgilphead  
Argyll PA31 8NE

**Office:** 01546 607045  
**Mobile:** 07771 541578  
**Email:** [mail@argy়lestateagents.com](mailto:mail@argy়lestateagents.com)



**Oban Office:**  
3 Combie Street, Oban  
Argyll PA34 4HN

**Office:** 01631 561130  
**Mobile:** 07771 541578  
**Email:** [mail@argy়lestateagents.com](mailto:mail@argy়lestateagents.com)

### Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.

