



3 Bed Detached Bungalow

Tamh Na H'eala, Inverawe, Taynuilt, Argyll, PA35 1HU

Guide Price: £325,000

Seldom available family home set in the most serene rural location with native wildlife visiting the extensive woodland gardens with a gated entrance and private driveway. Comprising; Spacious open plan Kitchen/Diner and family lounge both with patio doors to a spacious raised timber deck to the front, master bedroom with en-suite, two further double bedrooms, family bathroom and utility room. Further benefits include double glazing, efficient electric infrared heating, loft storage, drying green and a good sized underbuilt storage cellar with power and light. A feature stream, fencing and stone walls compliment the outdoor space. The property requires a degree of modernisation as reflected in the valuation. Inverawe is a sought after and picturesque area offering superb walks and fishing opportunities on your doorstep. The local convenience store and petrol station provide everyday essentials 7 days per week. The settlement is near shores of Loch Etive approx. 3 miles by road to the village of Taynuilt with woodland path shortcut and 15 miles from Oban. Previous LPG central heating system has been disconnected with radiators still in place and may be reinstated as LPG, oil or air source central heating by the new owner after the necessary checks. EPC rating E49 – Council tax band F.



Entrance Porch 2.71m x 1.35m

Exterior doors with opaque glazing panels to either side and window to the rear. Space for outdoor clothing and footwear, vinyl flooring and pendant lighting.

Utility 2.64m x 2.63m

Ample worktop with stainless steel sink, base cabinet, space and plumbing for white goods. Storage cupboard housing hot water tank. Vinyl flooring, coat hooks, timber cladding to walls, electric panel heater, clothes pulley, socket points and pendant lighting. Disconnected LPG boiler in situ.

Hallway 4.02m x 0.87m/4.83m x 0.96m

Carpeted hallway leading to all rooms. Loft hatch access, socket points and pendant lighting.

Family Lounge 5.74m x 4.07m

Spacious and welcoming room with double glazed patio doors to the vantage point raised deck with woodland garden views. Ample space for freestanding lounge furniture, carpeted flooring, socket points, tv point, BT Openreach Fibre box, electric panel heater and pendant lighting.

Kitchen/Diner 8.03m x 3.16m

Bright and spacious open plan room with ample space for dining furniture. Natural sunlight floods the rooms through double glazed patio doors and windows with elevated rural views to the front and side. The kitchen area is equipped with shaker style wall and base units with various storage options throughout including pull-out pantry storage and opaque glazed display cabinets. Stainless steel sink with swan neck mixer tap, tiled splashbacks, electric mid-level oven and grill, 4 zone ceramic hob, extractor hood above and Bush integrated dishwasher. Timber flooring compliments the entire space with socket points, electric panel heater and mix of spot/pendant lighting. Patio door access to the raised deck for outdoor dining .

Master Bedroom One 5.14m x 3.14m

Spacious bedroom with en-suite facilities. Window views to side, ample room for freestanding furniture, carpeted flooring, electric panel heater, feature spotlighting and socket points.

En-suite 1.81m x 1.44m

Three-piece suite with a walk in enclosure with power shower, WHB with vanity storage beneath and WC. Tiling to walls, vinyl flooring, opaque window to side, heated towel rail, towel holder, shaver point, flush ceiling light and extractor fan.

Bedroom Two 3.53m x 2.98m

Double bedroom with plenty of space for freestanding furniture. Window views the rear grounds, carpeted flooring, socket points, electric panel heater and pendant lighting.

Bedroom Three 3.63m x 2.92m

Light and bright double bedroom with window views to the side. Space for freestanding furniture, pendant lighting, carpeted flooring, wallpaper coverings to one wall, electric panel heater and socket points.

Family bathroom 2.63m x 1.85m

Four-piece suite with full size bath, walk in shower enclosure with electric unit, WHB and WC. Tiling to walls, opaque window to rear, vinyl flooring, towel holder, electric panel heater and extractor fan.

Grounds

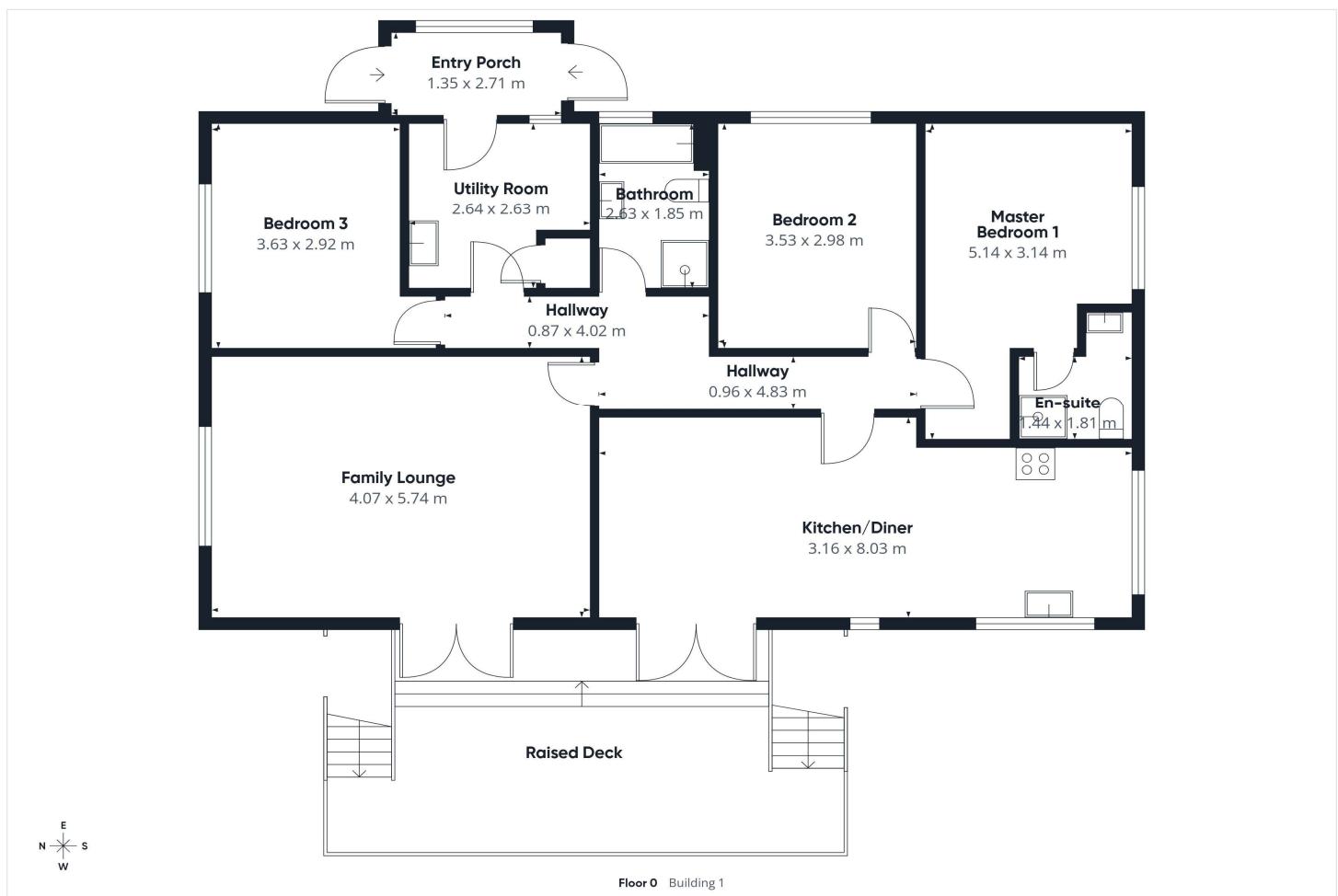
The entrance to the property is by an inviting sweeping driveway on a gradual slope to car parking area with space for multiple vehicles or boat storage. Gated entrance with post box at end of drive. The plot is a natural habitat with woodland garden vibes and is abundant with established trees, natural lawn areas and shrubs and encourages local wildlife regularly. Bird song can be heard all around and there is a small burn passing the bottom of the garden. Stock fencing and stone walls define the boundaries. The front raised deck is timber with a steel rope style balustrade. Steps lead at either side and access via dual patio doors to kitchen/diner or lounge. Whirligig to the side, outside tap and various steps or slabbed pathways guide you around the grounds. Private water supply recently upgraded and tested. Septic tank recently emptied, inspected and registered with SEPA.

Cellar 10.34m x 2.57m / Store 3.63m x 2.56m

Underbuilt storage store and cellar housing private water system and providing generous space for tools, gardening equipment and outdoor activity items such as bikes or kayaks.

Location

The property is nestled along a tarmac single-track road with similar neighbouring properties dotted along the way. Approx. 1.5 miles from the A85 road end, the settlement is near shores of Loch Etive approx. 3 miles from the village of Taynuilt and 15 miles from Oban. Local convenience store and petrol station for everyday essentials 7 days per week. Taynuilt itself offers a range of local amenities, including independent shops, medical centre, post office, hotel, 9-hole golf course, primary school, and two churches. The village is also well connected, with a regular train and bus service to both Oban and Glasgow. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.



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.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / Oban area: 01631 561130

Mobile: 07771 541578 Email: mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment 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.

