

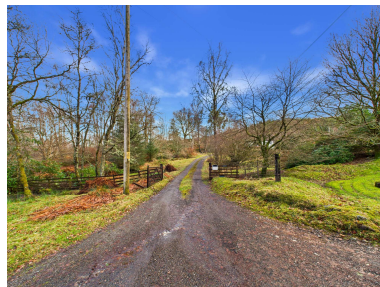


## 3 Bed Detached Bungalow

Guide Price: £325,000

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

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.



  
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#### 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

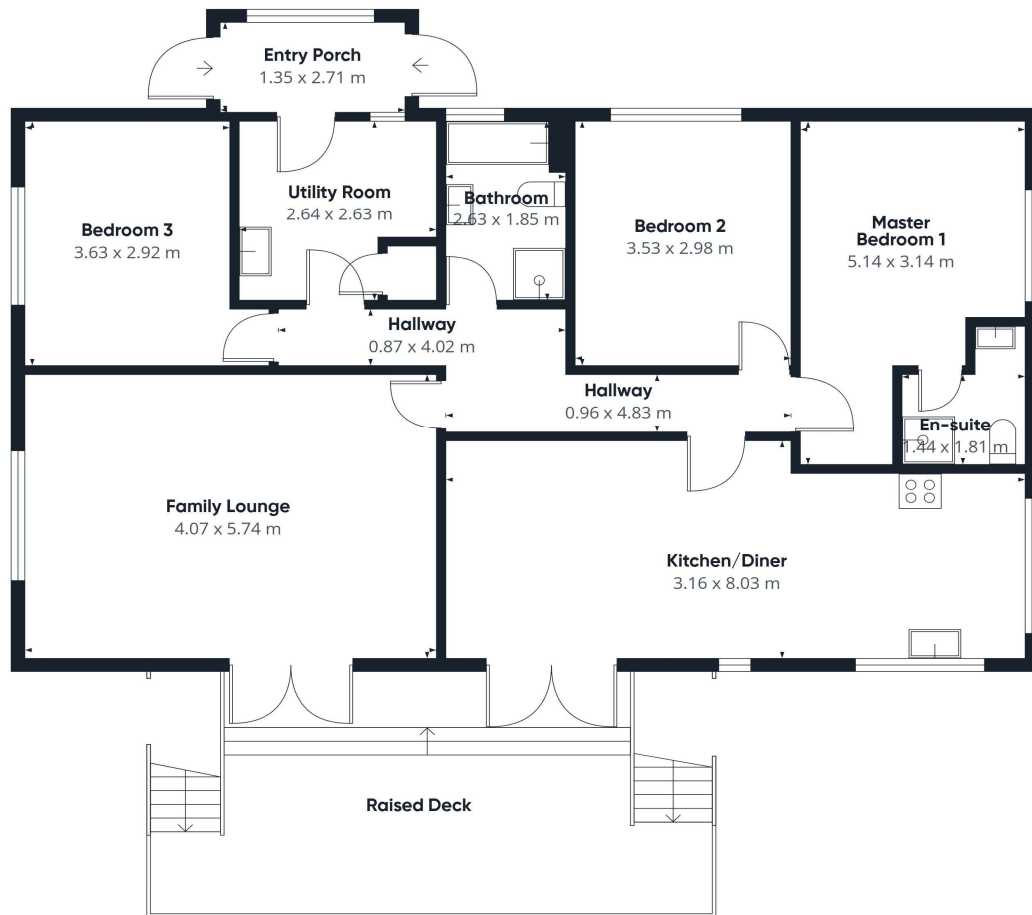
The entrance to the property is by an inviting sweeping driveway on a gradual slope to car parking area with space for multiple vehicles or boat storage. Gated entrance with post box at end of drive. The plot is a natural habitat with woodland garden vibes and is abundant with established trees, natural 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

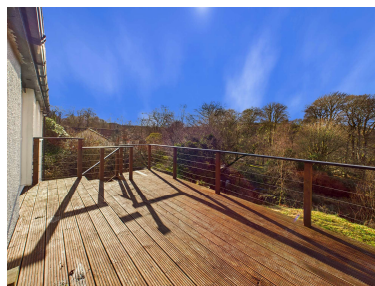
Underbuilt storage store and cellar housing private water system and providing generous space for tools, gardening equipment and outdoor activity items such as bikes or kayaks.

#### 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.



Floor 0 Building 1



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