

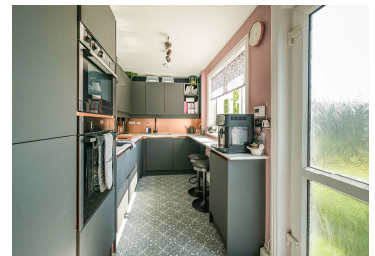


## 3 Bedroom End of Terrace

Guide Price: £215,000

33 Cruachan Cottages, Taynuilt, Argyll, PA35 1JG

Well presented family home situated in a quiet residential area with partial views of Ben Cruachan to the rear. Ideally situated at the end of the row with no through traffic yet close to local primary school and local amenities. This delightful property comprises; Lounge/diner, kitchen, 3 bedrooms, and family bathroom. The property further benefits from oil central heating, wood burning stove, double glazing, off street parking, large workshop, potting shed and well stocked easily maintained garden. There is also a good size communal drying green to the side of the garden that is rarely used. Broadband, 4G and digital television are available.



  
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#### Entrance/Hallway 4.5m x 1.9m

The inner hall welcomes you through a UPVC exterior door, engineered oak flooring, central heating radiator, coat hanging, opaque glass window, downlights and smoke detector. Carpeted staircase to first floor with hand rail and handy under stair double storage cupboard.

#### Lounge/Diner 3.7m x 3.5m

Bi-folding doors from the inner hallway welcome you into this space with dual aspect window views to front and rear and carpeted flooring (laid over engineered oak flooring). Woodwarm wood burning stove, central heating radiator and TV point. Ample room for freestanding lounge furniture. The dining area has space for dining furniture, book/display shelving, two pendant lights and central heating radiator.

#### Kitchen 3.8m x 2.0m

Recently installed designer kitchen with a breakfast bar area overlooking the gardens and Ben Cruachan to the rear. Solid surface worktops with draining grooves to the counter sunk stainless steel sink. Integral combination microwave/steam oven/grill, single oven, induction hob and a black extractor hood. Contemporary copper effect backboards, trim and glass splashback at the hob. Pull out waste storage, pan drawers, carousel storage, inbuilt dishwasher, inbuilt washer/dryer. Vintage tile style vinyl flooring, heat sensing alarm, copper effect spotlighting, opaque glazed door to rear.

#### Bedroom one 2.7m x 2.4m

Ground floor, small double bedroom with views to the front. Inbuilt cupboard, carpeted flooring, central heating radiator, pendant lighting and TV point.

#### Family Bathroom 3.1m x 1.6m

White three piece suite, P shape bath with overhead electric shower, curved glass shower screen and corner mixer tap, WHB and WC. Wood effect vinyl flooring, partially tiled walls, opaque window to rear, towel shelving, pendant lighting and central heating radiator.

#### First floor

Carpeted stairs to first floor landing. Velux window, eaves storage with flooring and lighting. Loft hatch access with drop down ladder to partially the floored loft with lighting.

#### Bedroom two 3.9m x 3.2m

Good size double bedroom with window views to side. Carpeted flooring, central heating radiator, storage cupboard over the stairs and pendant lighting. Ample room for freestanding bedroom furniture.

#### Bedroom three 4.5m x 3.5m

Large double bedroom with twin inbuilt wardrobes. Dormer window views to the front, central heating radiator and pendant lighting. Ample space for freestanding bedroom furniture.

#### Outside

The front garden area is mainly laid to lawn with shrubs, plants and annual perennials. Timber fencing, grey mono block paving leading around the side to the rear of the property. Gravel driveway for parking and on road resident car parking in front of the property. The rear garden is mainly laid to lawn with hedging and timber fencing boundary. A circular slabbed patio and seating area being the feature of the garden. The recently built timber workshop has been split into two areas with a storage and potting shed with it's own access to the rear with a concrete base, power and light, windows and shelving. The main workshop area (3.2m x 3.2m) with a concrete base, workbenches, large mezzanine storage area above, power and light.

#### Location

Taynuilt has a general store, post office, butcher, hairdressing salon, tea room and public house, as well as a 9 hole golf course. A regular train service links Taynuilt with Oban and also provides regular services from Taynuilt to Glasgow. Oban is the main centre of north Argyll and provides the focus both culturally and economically for Taynuilt. The town has four national supermarkets as well as several multiple retailers and many small independent 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.

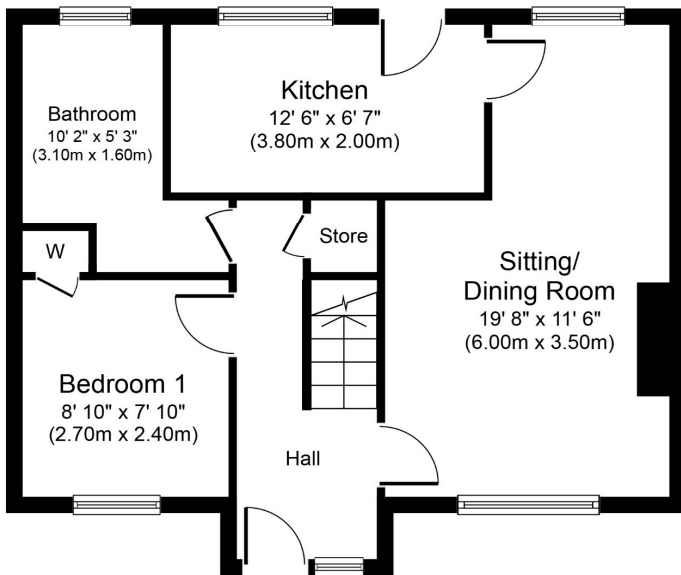
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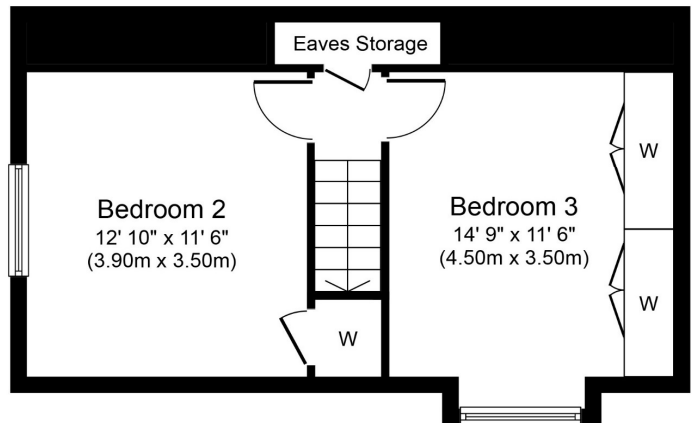
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All measurements approximate and descriptions are for guidance only.

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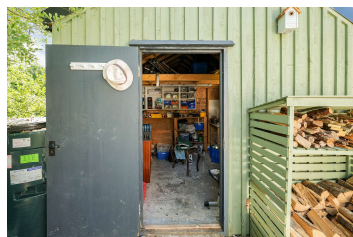
**Ground Floor**  
**Approximate Floor Area**  
**513 sq. ft.**  
**(47.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**380 sq. ft.**  
**(35.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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