

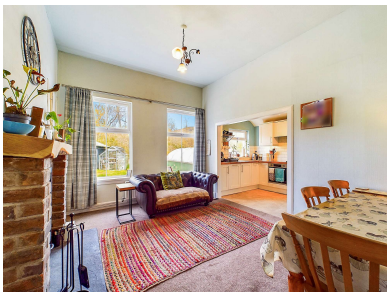


2 Bed Detached Bungalow

Guide Price: £300,000

Rhunacarn, Airds Bay, Taynuilt, by Oban, Argyll, PA35 1JR

Traditional cottage with original features and good size garden. Situated in the idyllic semi rural location of Airds Bay, Rhunacarn boasts the mighty Ben Cruachan as a stunning backdrop and is a short walk from the shores of Loch Etive with a mooring available. The nearby village of Taynuilt amenities include a highly rated primary school, a golf course, independent shops and excellent transport links via train and bus to Oban (approx. 12 miles). This delightful property comprises; Lounge, open plan kitchen/dining room, 2 double bedrooms and family bathroom. The property further benefits from a conservatory, oil central heating, multifuel stove, partially floored loft with Ramsay ladder, double glazing, private driveway parking for numerous vehicles or boat storage, large detached workshop/garage, polytunnel, greenhouse, bbq patio area, timber shed and well stocked enclosed gardens. Fibre optic broadband, 4G and digital television are available.




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Entrance/Conservatory 4.58m x 2.32m

UVPC entrance door into the light and bright conservatory with partial loch views. This is a welcoming room with ample space for freestanding furniture. UVPC wall panelling, laminate flooring, socket points and a wall mounted Dimplex heater. 2 doors giving access to the hallway or directly to the sitting room.

Hallway 5.29m x 1.56m

Glazed door from conservatory to a lovely entrance hallway giving access to all rooms. Original timber doors, high ceilings, cornicing, carpeted flooring, pendant lighting, central heating radiator, socket points and space for hallway furniture.

Lounge 4.25m x 3.69m

Lots of natural light from conservatory to the front of the property and space for freestanding lounge furniture. Currently used as a second lounge/home office and possibly a 3rd bedroom if required. High ceilings with cornicing, feature pendant lighting with decorative rose, tv and phone point, socket points and central heating radiator.

Dining/living room 4.33m x 4.18m

An ideal space for family entertainment with a handsome multifuel stove with exposed brick surround and oak mantle as the focal point in the dining area. Ample space for freestanding lounge and dining room furniture. Dual $\frac{3}{4}$ height window views to rear garden and stunning mountains beyond. Wall mounted TV point, socket points, inbuilt storage cupboard and carpeted flooring. Open plan to kitchen.

Kitchen 4.33m x 2.34m

Recently installed kitchen with countryside rear views with matching wall and base units in shaker style soft close doors with under cabinet lighting. Modern tiled splashbacks, stainless steel sink with swan neck mixer tap, integrated dishwasher, space and plumbing for white goods. Vinyl flooring, loft hatch access, socket points, feature spotlighting. UVPC door with letter box and cat flap leading to the garden with drying green and patio area.

Bedroom one 3.62m x 3.46m

Good sized double bedroom with $\frac{3}{4}$ height window views to the front. Carpeted flooring, central heating radiators, pendant lighting, high ceilings, cornicing and socket points. Plenty of space for freestanding bedroom furniture.

Family Bathroom 3.04m x 1.05m

Modern three piece suite with P-shaped bath, overhead thermostatic shower with glazed screen, WHB and WC. Grey full height wall tiling as splashbacks to two walls, vinyl flooring with under floor heating, heated towel rail and extractor fan. Room for freestanding vanity storage. Loft hatch access with Ramsay ladder.

Bedroom two 3.94m x 3.48m

Large double bedroom with $\frac{3}{4}$ height window views to the rear. Carpeted flooring, two central heating radiators, pendant lighting, high ceilings, cornicing and socket points. Plenty of space for freestanding bedroom furniture.

Outside

The boundary is enclosed by dry stone dykes, fencing, hedges and private gated entrance with slabbed pathway. Gardens mainly laid to lawn with established trees, bordered areas with shrubs, plants and annual flowering perennials. Gravel driveway for parking numerous vehicles/boats. Patio and seating area to the rear with lots of room for outdoor furniture. Whirligig, outside tap and space for refuse storage. Large polytunnel, aluminium framed greenhouse and timber shed to rear. Recently built steel frame workshop with brick base, concrete flooring, workbenches, power and light and plenty of room to store boating equipment or a vehicle.

Planning permission in place for a side extension to provide a utility and shower room. Details and plans available on the Argyll and Bute planning website under ref 21/01971/PP

Location

Airds Bay is on the edge of the stunning Loch Etive with scenic Ben Cruachan as a backdrop. The shore is approx. 150m from the property. The property is situated on the outskirts of the village of Taynuilt which has a general store, post office, butcher, hairdressing salon, tea room and public house, as well as a 9 hole golf course and offers an abundance of walks in the surrounding area. 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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