

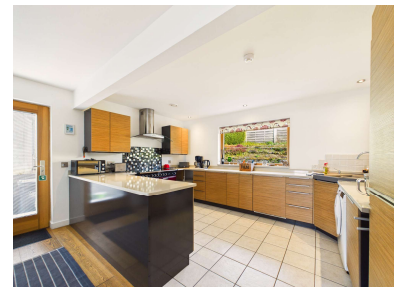


3 Bed Detached House

Offers Over: £349,950

Tanamuir, The Bay, Strachur, Argyll, PA27 8DE

Bespoke family home finished to a high standard with stunning loch views, eco features and open plan layout. Set in a fantastic location with easy access to the local amenities, school and sailing club pontoon. Currently operated as a successful and registered holiday rental with continuation available if required. Open plan lounge/diner/ kitchen, 3 double bedrooms, one ensuite, recently installed family bathroom and a first floor sitting room with elevated views. The property further benefits from patio doors leading out to the loch facing deck with glass balustrade, off street parking for 4 vehicles, EV charger, multi fuel stove, MVHR circulation system with temp control, high performance triple glazing and doors, energy efficient electric panel heating, rear garden with mature shrubs and plants, garden shed and a wood store. Highspeed broadband and digital television are available. EPC rating D61 - Council tax band E.




ARGYLL
 Estate Agents

Entrance 2.57m x 1.37m

Entrance porch with tiled flooring, window to the side, fitted blinds, shelving, coat hanging and boot storage space.

Open Plan Lounge/Kitchen/Dining Area 9.29m x 4.41m/3.25m x 1.87m

Lounge/Dining Area

Bright spacious room with stunning loch views, patio doors to the illuminated raised deck with glass balustrade. Open plan off the kitchen area with ample space for dining and lounge furniture, Rais Poleo Wood burner, solid oak flooring, TV point, BT point, glass brick dividing wall between the dining and kitchen area, MVHR heating vents, tiled hearth, wall mounted energy efficient panel heater, feature wall lighting and MVHR control.

Kitchen Area

Nolte wall and base units with soft close doors, carousel corner storage, veg box storage, Quartz worktops and upstands, Rangemaster Aga electric cooker with double oven, grill, plate warmer and 6 ring halogen hob, range extractor hood, , integrated washing machine, dishwasher, tumble drier, Neff fridge/freezer. Grey composite corner sink with tiles splashbacks, 2 smaller veg sinks, chefs miner tap, downlights and MVHR vent. Open plan to the lounge diner area with views to the rear and tiled flooring.

Inner Hallway 3.32m x 3.02m

With solid oak flooring, storage cupboard, wall mounted energy efficient panel heater, double sockets, ample space for sideboards and console tables. Spiral staircase leading to the first floor.

Bedroom One 3.62m x 3.27m

Large double bedroom with en suite facilities, views of Loch Fyne, carpeted, downlights, reading lights, wall mounted energy efficient panel heater, MVHR heating vent and ample space for freestanding furniture.

En suite 2.16m x 1.82m

Modern white suite with walk in P shower tray, thermostatic controls, tiled splashbacks, back to the wall WC, wall hung WHB with storage below, wall mounted mirror with light and shaver point, above, heated towel rail, opaque window to the side, non slip vinyl flooring and MVHR vent.

Bedroom Two 3.46m x 2.79m

Good size double bedroom with views to the rear, carpeted, downlights, reading lights, wall mounted energy efficient panel heater, MVHR heating vent and ample space for freestanding furniture.

Bathroom 2.36m x 2.01m

Recently installed, modern white three piece suite with thermostatic shower and screen over the bath, classic white tile splashbacks, back to the wall WC, wall hung WHB with storage below, wall mounted mirror with light above, heated towel rail, opaque window to the rear, mosaic vinyl flooring and MVHR vent.

First floor

Spiral staircase from the inner hall leading to the first floor sitting room.

Sitting Room 5.48m x 5.47m

Open plan off the staircase with large dormer window to the front giving amazing elevated loch views and across the bay. Carpeted, TV point, wall mounted energy efficient panel heater, MVHR heating vent, eaves storage, office space within the dormer window, downlights and smoke alarm. Flexible room with multiple uses if required.

Bedroom Three 4.35m x 4.02m

Large bedroom with views of Loch Fyne and Strachur Bay, large dormer window to the front with window seat and storage below, carpeted, wall mounted energy efficient panel heater, MVHR heating vent, eaves storage, TV point, downlights and inbuilt wardrobes with space behind for storage.

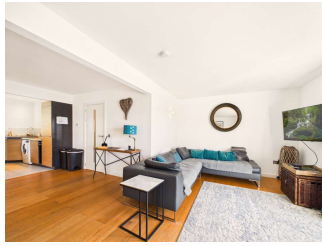
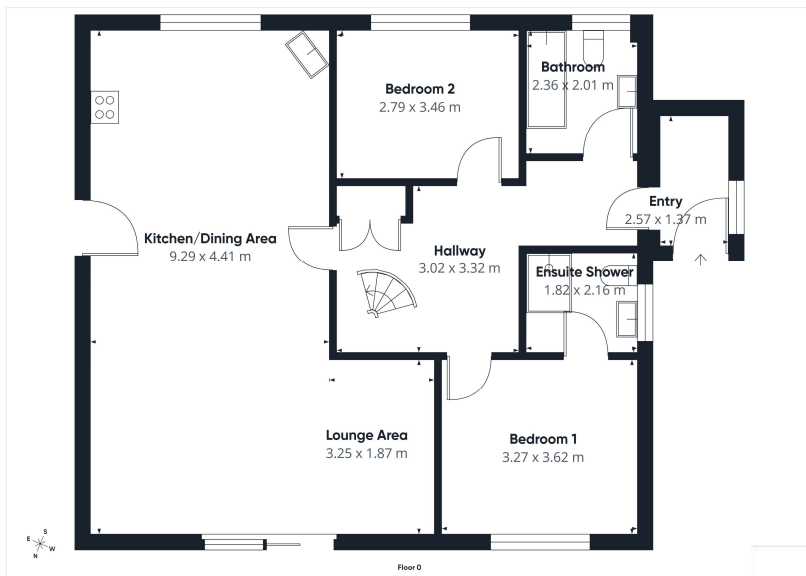
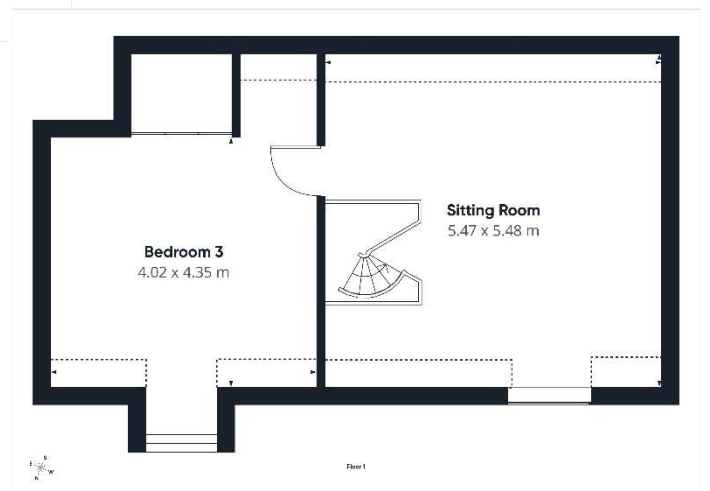
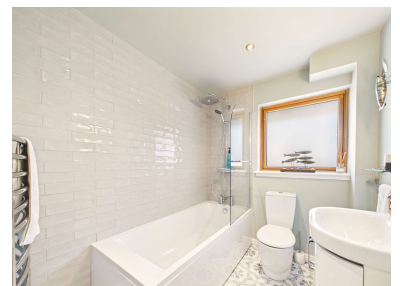
Grounds

The property benefits from a large tarmac driveway for multiple vehicles, EV charger, an illuminated raised deck with self cleaning glass balustrade, outdoor power point, 2 garden sheds, wood store, rear patio and bbq area, raised rockery with mature bushes and shrubs, slab paths and external water tap.

Location

The property is conveniently located on the bay road with easy access to the shores of Loch Fyne and local sailing club pontoon. The local café and post office is yards away with further facilities including the local school within easy walking distance. 1 hour west of Glasgow airport. Strachur is a place of natural scenic beauty which is always popular with locals and visitors alike. Many people are now choosing to retire to areas like this due to the easy pace of life, community spirit, local amenities and safe environment. The village has a local primary school, Post Office and cafe, a retail service station, an excellent Medical Centre with an in-house pharmacy, and a vibrant Community Hall and Sports Pavilion. There are some great places to eat and drink in the area. Including the local tearoom, Creggans Hotel and Clachan Bar. A short distance away you will find places like Portavadie Marina, Loch Fyne Oysters, The Stagecoach Inn, The Village Inn, Inver Cottage Restaurant, Brambles Bistro and The Loch Fyne Hotel and Spa.

The nearby main town of Dunoon is approx 18 miles along Loch Eck. Here you will find the main amenities like the local hospital, Grammar School, supermarkets, dentists and much more. The A83 & A82 provide access to central Scotland. Arrochar has a mainline rail station with a service to and from Glasgow city centre and a sleeper to London. The frequent Western Ferry car service between McInroy's Point and Hunters Quay provides travel to Glasgow and the west of mainland Scotland or alternatively, Argyll Ferries run from Dunoon to Gourock. The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast. The coastline of the Cowal Peninsula is fast becoming known as Argyll's secret coast by Welcome to Scotland. Sea, river and loch fishing are also available in the area as are a number of commercially-run shoots. Some of the local estates allow stalking by arrangement.



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 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
360 Virtual walk-through 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



ARGYLL
Estate Agents



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.