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LOANFERN, TAYNUILT, ARGYLL PA35 1JH



- **Attractive detached property in quiet village location**
- **Village amenities nearby**
- **Fully double glazed, electric heating**
- **Hall, Lounge, Bathroom, Sitting Room/Dining Room/ 3rd Bedroom (Ground Floor)**
- **2 Double Bedrooms, Upstairs W.C., Large Garden**
- **Derelict bothy/shed**
- **Car Port, Private Drive**
- **Viewing highly recommended**
- **EPC Rating F23**

GUIDE PRICE £180,000
(£5,000 BELOW HOME REPORT VALUATION)

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Loanfern is an attractive detached property located in the quiet residential area of Achlonan, within the popular village of Taynuilt, just 12 miles from the principal town of Oban. The property is generously proportioned with two ground floor reception rooms, kitchen and bathroom with two double bedrooms and W.C. on the upper floor. The property has an attractive garden with patio area, car port and private driveway. The property would make an ideal family home.

The village of Taynuilt boasts a local shop/post office, tearoom, doctor's surgery, primary school with pre 5 nursery, village hall and modern sports pavilion. There are a good variety of scenic walks and activities, including a golf course, which is also situated nearby. The village of Taynuilt is served by the Oban to Glasgow train service with bus services also available from the village.

The property has double glazed sash and case style windows and electric heating throughout.

The accommodation comprises:

HALL UPVC door to front. Stairs rising to upper floor (fitted stair lift with remote controls). Wall mounted electrical switchgear, fitted carpet, door to lounge, cloak area, fitted carpet, under stair storage area, storage heater, overhead lights.

LOUNGE 4.14m x 3.65m Window to front and side, storage heater, overhead light, fireplace (tiled surrounded with wooden mantel), fitted carpet, and T.V. point.

SITTING ROOM / DINING ROOM 4.14m x 3.65m Versatile room with double sliding patio doors to rear, windows to front and side, fireplace with stone surround, wooden mantel and marble hearth, fitted carpet, telephone point, storage heater, shelved cupboard and overhead light.

KITCHEN 4.21m x 2.69m Spacious kitchen with two windows to the rear and a further window to the side, views to garden, two overhead lights, vinyl flooring, Beko washing machine, Belling cooker (free-standing), double stainless steel sink/drainage unit, upright Lec fridge freezer and splash back tiling.

BATHROOM 2.55m x 2m Window to rear, bath, W.C. and wash hand basin, single shower cabinet housing 'Aqualisa' shower, fully tiled, vinyl flooring, overhead light, radiator/heated towel rail, cabinet, shaver point/light and Dimplex wall heater.

STAIRCASE Velux window to rear, compact upper landing, large cupboard at top of stairs, hatch to loft.

BEDROOM 1 3.84m x 3.68m Double bedroom with window to front, fitted carpet, storage heater, overhead light, cupboard housing hot water tank with storage, fitted wardrobe and telephone point.



W.C. 1.90m x 0.90m Velux window to front, vinyl flooring, W.C., wash hand basin with cabinet over, heated towel rail, Dimplex heater and overhead light.

BEDROOM 2 3.67m x 3.90m Double bedroom with window to front, fitted wardrobe, storage heater and overhead light.

GARDEN Large rear garden mainly laid out in grass, paved pathway, outside lighting, covered patio area (accessed from the sittingroom). The garden benefits from a variety of fruit trees, shrubs, flower beds and plants. Covered car port with gravel surface to side of property providing off street private parking. Further area of garden to front, mainly laid out in grass with mature hedge and further shrubs etc.

NOTE There is a derelict bothy/shed in the rear garden, which requires major repair to make functional. ** The bothy/shed is in a very poor condition any may therefore be unsafe. The seller and their agents are not responsible for any person viewing the bothy/shed. Viewings are strictly by appointment through the selling agents and entirely at the viewer's own risk.

COUNCIL TAX The property is currently listed in band E.

ENTRY By negotiation.

VIEWING Strictly by appointment through the selling agents.

SERVICES Mains electricity, water and drainage.

PRICE Guide Price £180,000 (£5,000 below Home Report Valuation).

EPC RATING F23

HOME REPORT The Home report will be made available to prospective purchaser on request.



WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

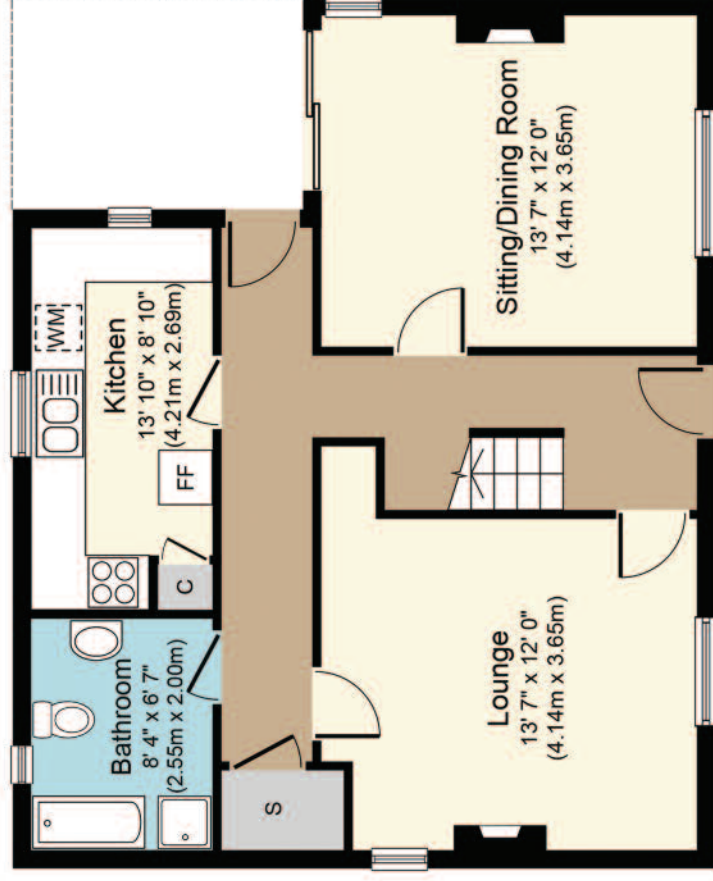
Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

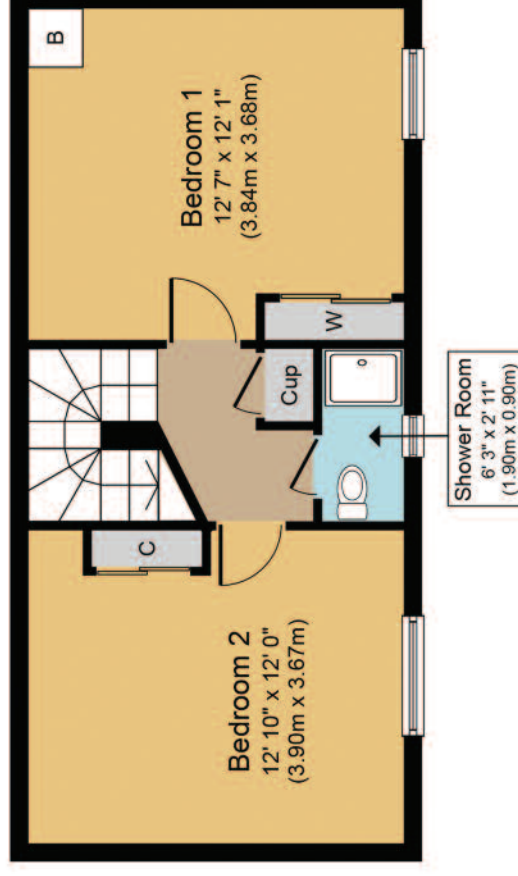
Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk

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Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)

Approx Gross Internal Total Floor Area 1,055 sq. ft. (98.0 sq. m.)

Loanfern, Taynult, PA35 1JH

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. 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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