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20 ACHLONAN, TAYNUILT, PA35 1JJ



- **Semi-detached property in popular residential area**
- **Scenic village location, just 12 miles from Oban**
- **Great potential for enhancement/modernisation**
- **Lounge, Dining Kitchen, Bathroom, 2 Double Bedrooms**
- **Boxroom/Store, Front & Rear Gardens, Shed**
- **Electric heating + Charnwood Stove**
- **EPC Rating E44**

GUIDE PRICE £150,000

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Semi-detached property situated in the established residential area of Achlonan within the popular and scenic village of Taynuilt. Offering potential for enhancement, the property would make an ideal starter home and is just a short commute from the principal town of Oban.

Whilst the property would benefit from a complete programme of refurbishment and modernisation throughout, the house offers a spacious and light lounge, kitchen and bathroom on the ground floor and has two bedrooms and a walk-in store/boxroom on the upper floor. The property is located on a generous corner plot with a compact garden to the front and spacious side and rear gardens. On-street parking is available to the front of the property.

The property has Heatstore electric heaters throughout and a solid fuel stove in the lounge.

The village of Taynuilt has a thriving community and offers a well-stocked grocery shop, post office, Hotel, Tearoom, craft shop, doctors' surgery, village hall, golf course and primary school. The village has a train and bus service which links up to local and national services.

The village is situated at the foot of Ben Cruachan with many scenic walks and outdoor pursuits available nearby.

THE ACCOMMODATION COMPRISES:

Covered entrance vestibule with overhead light and door to inner hall.

HALL 2.1m x 2m L-shaped inner hall with doors to lounge and bathroom, cupboard, radiator, overhead light, window to front, staircase with stairlift to upper floor.

LOUNGE 5.6m x 2.9m Three windows to the front and two to the rear, this is a spacious room with Charnwood stove set within a tiled surround, two radiators, overhead lights and door to kitchen.

KITCHEN 3.8m x 3.1m

Whilst the kitchen requires modernisation and refurbishment, it offers a versatile and practical space to cook and dine. There are a variety of kitchen units, work tops and tiling, two shelved cupboards, exposed floorboards, stainless steel sink unit, radiator, coat hooks and overhead light. A Zanussi washing machine is also included in the sale.

BATHROOM 2.1m x 1.7m Opaque window to the front, bath with Triton electric shower over, W. C. and wash hand basin, tiling, vinyl flooring, radiator and overhead light. Carpeted staircase with balustrade and electric stair lift to upper floor.

UPPER HALL 2m x 1.2m Cupboard with eaves storage, overhead light, smoke detector, hatch to loft and doors to both bedrooms and boxroom/store.

BEDROOM 1 5.1m x 2.7m Double bedroom with two window to the front, radiator, telephone point, overhead light, large walk-in cupboard/wardrobe (with lighting and hanging rail).

BEDROOM 2 3.7m x 3m Double bedroom with two windows to the front, radiator, overhead light, and shelving.

BOXROOM/STORE 1.9m x 1.5m Useful storage/airing space with exposed floorboards, hot water tank, fixed shelving and overhead light.

GARDEN The property is located on a sizeable corner plot with compact garden to the front, leading to a generous area of garden ground to the side and rear. The garden is fully fenced and is mainly laid out in grass with a variety of shrubs and plants, paved pathways, outside tap, coal bunker, outside light and rotary clothes airer. There are two steps with handrails to the back door. There is also a wooden garden shed which requires some ongoing maintenance.

COUNCIL TAX The property is currently listed in band C.

SERVICES Mains electricity, water and drainage.

ENTRY By mutual arrangement.

EPC RATING E44.

VIEWING By appointment through the selling agents.

PRICE Guide Price **£150,000**.



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.

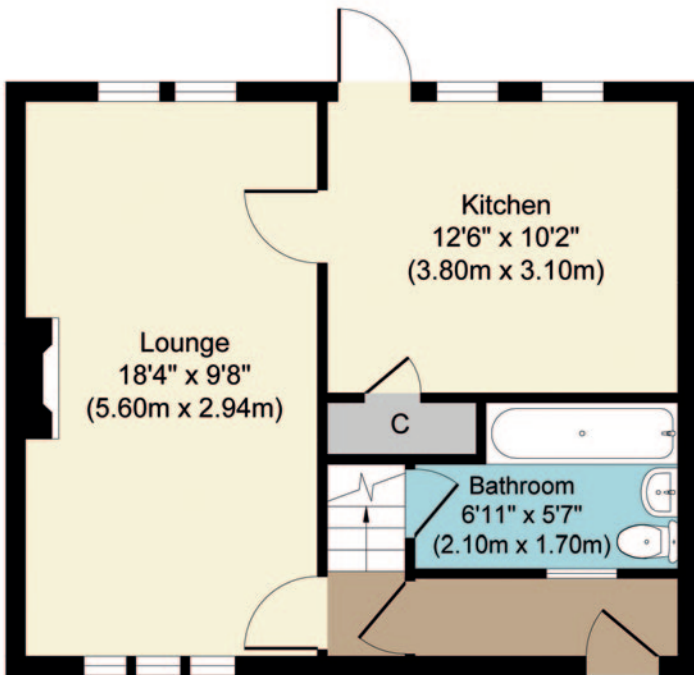
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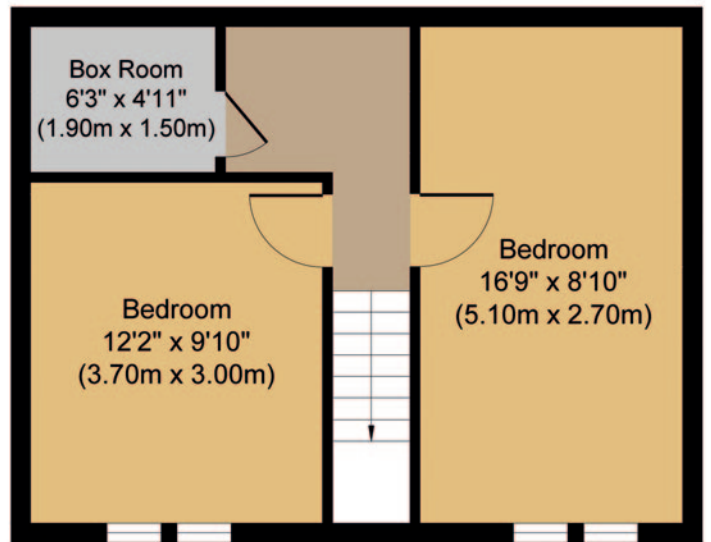
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Ground Floor
Approximate Floor Area
411 sq. ft
(38.19 sq. m)



First Floor
Approximate Floor Area
368 sq. ft
(34.17 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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