ANDERSON BANKS

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INVERSNAID, DUROR, APPIN, PA38 4BS



- Spacious detached bungalow in scenic rural location
- Countryside views & within commuting distance of Oban & Fort William
- Versatile and level accommodation across one floor
- Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility
- 3 Bedrooms (Master with En-Suite), Family Bathroom
- Large integral garage, generous garden grounds, Private Drive
- EPC Rating E48

GUIDE PRICE £294,500

(OVER £15,000 BELOW HOME REPORT VALUATION)

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An opportunity has arisen to acquire this spacious detached bungalow, situated in a scenic rural location between the villages of Duror and Kentallen. The property has versatile and level accommodation across one floor, offering a vestibule, lounge, kitchen, dining room, utility room, three bedrooms (one of which is en-suite), family bathroom and large integral garage. The property also benefits from an open fire in the lounge, electric heating and full double glazing throughout. In addition, there is a large area of garden ground which encompasses a large lawn, mature trees and shrubs, paved pathways, private drive and picturesque countryside views beyond.

Inversnaid is nestled within an attractive and quiet area, with open views to the Duror & Kentallen woodlands. Loch Linnhe is also nearby, where sailing, fishing and water sports are readily available. There are many scenic trails for walking and wildlife spotting within easy reach. The dramatic scenery of Glencoe and Ben Nevis is also just a short drive away.

The property has been owned by the seller for almost thirty years, and the property has been utilised regularly as a second 'home away from home'. The house has undergone regular maintenance over the years and offers a blank canvas, neutral décor throughout, excellent storage space and adaptable living with clear capacity to adapt or extend further, subject to obtaining the necessary consents. The house would now benefit from a programme of some modernisation throughout, albeit the sale represents an excellent opportunity to acquire a generously proportioned property in a quiet, yet accessible location.

The Duror & Kentallen Community Centre is within easy reach of the house, with shops, cafes, Doctors surgery, hotels etc being available in the nearby villages of Appin and Ballachulish. The property is within commuting distance of the principal towns of Oban (approximately 28 miles) and Fort William (approximately 17 miles).

The property is located near to the 'National Cycle Network Route 78', which forms part of the 'Caledonia Way'. 'The Caledonia Way' is a 234-mile-long distance cycle route that stretches from Campbeltown to Inverness. The route is largely traffic free and takes in some breathtaking scenery.

Accommodation comprises:

VESTIBULE *1.47m x 1m* Main entrance door with opaque glazed panels to vestibule. Overhead light, fitted carpet with integrated door mat. Inner door to hall.

HALL *L-Shaped Hall (6.5m x 1m and 3.45m x 1.4m)*, fitted carpet, large double cupboard with cloak space and shelving over. Two overhead lights, storage heater, further airing cupboard which houses large hot water cylinder. Doors to all rooms. Hatch to loft.

LOUNGE *4.48m x 4m* Sizeable lounge with three windows to the front which overlook the front garden. Fitted carpet, overhead light, storage heater, large attractive fireplace with marble hearth/surround and wooden mantel. The room is enhanced by an open fire which, which has been regularly used and maintained. Ample power points. Doors off to hall and dining room.

DINING ROOM *3.1m x 2.53m* Two windows to the side with views to the countryside, fitted carpet, overhead light, storage heater and archway to kitchen.

KITCHEN *3.1m x 2.8m* Two windows to the rear with country-side views. Wooden fitted farmhouse style units, ample work top space, stainless steel sink/drainer unit, splashback tiling, freestanding Electrolux double oven and freestanding Lec fridge, overhead light, panel heater and door to utility room. Ample power points.

UTILITY ROOM *1.75m x 1.5m* Partially glazed door to rear garden, fitted carpet with integrated door mat, stainless steel sink/drainer unit, cupboard, plumbed for washing machine, further space available for supplementary appliances. Overhead light. Door to hall.

BEDROOM 1 *3.35m x 2.2m* Window to front overlooking the garden, overhead light, fitted carpet, storage cupboard/ wardrobe and radiator.

BEDROOM 2 *3.63m x 3.37m (+ fitted wardrobes)* Double bedroom with window to the front overlooking the garden, two fitted wardrobes with sliding doors, fitted carpet, overhead light, panel heater and door to En-suite.

EN-SUITE *3.33m x 1.33m* Tiled shower cubicle housing Heatrae Sadia electric shower, fitted carpet, W.C. and wash hand basin in grey, splashback tiling, extractor fan, overhead light, Dimplex wall mounted heater and pine fitted accessories.

BEDROOM 3 *3.3m x 3m* Double bedroom with window to rear with countryside view, fitted carpet, overhead light and two fitted wardrobes with sliding doors.

BATHROOM *3.1m x 1.55m* Opaque window to the rear, fitted carpet, overhead light, bath, W.C. and wash hand basin, tiled to half height around bath, electric shaver point, small cabinet and Dimplex wall mounted fan heater.

GARAGE *7.6m x 3.35m* Integral garage with up and over door to front and pedestrian door to the rear. Concrete floor, power and light, ample space for a vehicle and supplementary storage space.

OUTSIDE The garden ground extends to approximately 0.37 acres (0.15 Ha) and includes a vehicular gate, private drive for several vehicles, large lawn, mature trees and shrubs and a paved pathway to the front. There is outside lighting to the front and rear, together with an outside tap. The garden is versatile with potential for enhancement and offers a good degree of privacy.

COUNCIL TAX The property is currently listed in band E.

EPC E48.

ENTRY By mutual arrangement.

VIEWING By prior appointment

PRICE Guide price **£294,500** (over £15,000 below Home Report valuation).

SERVICES Mains electricity and water, drainage to septic tank (tank was emptied July 2026).

HOME REPORT A copy of the Home Report will be made available to prospective purchasers 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.













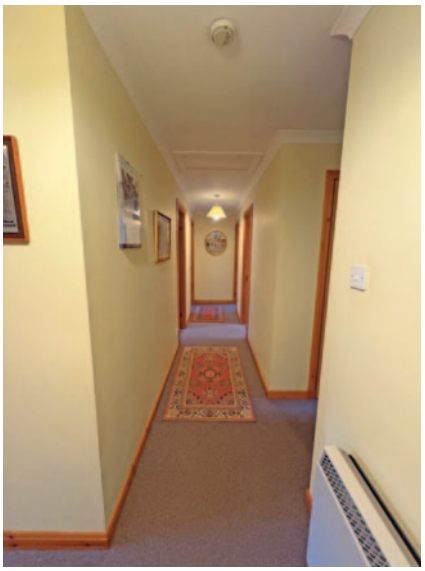








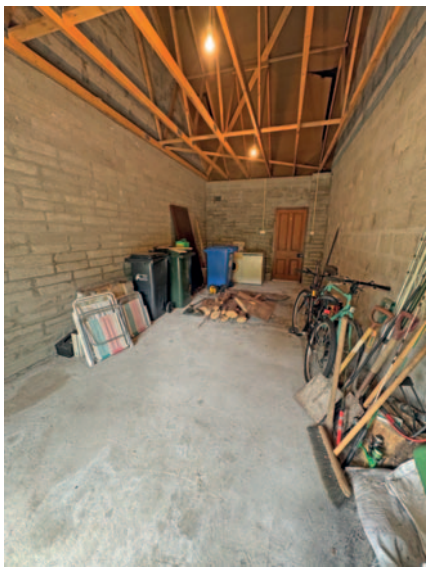










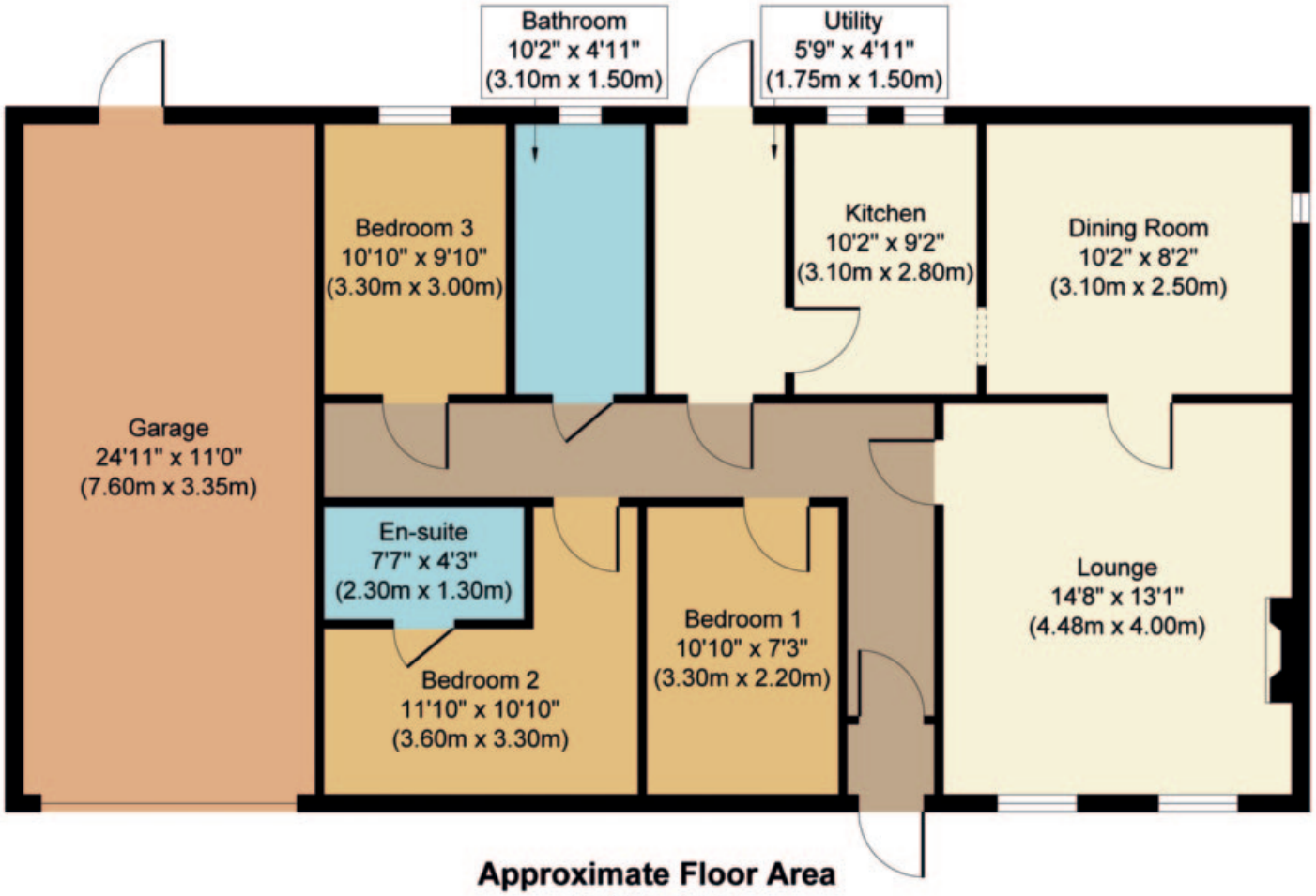


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Approximate Floor Area
1203 sq. ft
(111.74 sq. m)

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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