



## 51 Achlonan

Taynuilt | Argyll | PA35 1JJ

Guide Price £220,000

**Fiuran**  
PROPERTY



# 51 Achlonan

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51 Achlonan is a modern semi-detached House with 3 Bedrooms, located in the popular village of Taynuilt. With easily maintained garden & private parking, it would make a wonderful family home or buy-to-let investment.

Special attention is drawn to the following:

## Key Features

- Stunning 3 Bedroom semi-detached House
- Popular village, 12 miles from Oban
- Porch, Hallway, Lounge/Diner, Kitchen
- 3 Bedrooms, Bathroom, WC
- Excellent storage, including Loft
- Air source heat pump
- Double glazing throughout
- Blinds & flooring included in sale
- Easily maintained front & rear garden
- Driveway proving private parking
- Quarterly RHI payments of approx. £400 until 2027



51 Achlonan is a modern semi-detached House with 3 Bedrooms, located in the popular village of Taynuilt. With easily maintained garden & private parking, it would make a wonderful family home or buy-to-let investment.

On the ground floor, the accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, bright & spacious Lounge/Diner, gorgeous fitted Kitchen with breakfast bar & external door to the garden, and a WC.

Stairs from the Hallway lead to the upper landing, which has doors off to all Bedrooms and the contemporary Bathroom. The property benefits from an air source heat pump which provides Renewable Heat Incentive (RHI) payments of approximately £400 per quarter until 2027. There is also double glazing and excellent storage throughout.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via driveway to the side of the property and pathway leading to an entrance at the front into the Porch or at the rear into the Kitchen.

### **GROUND FLOOR:**

#### **PORCH** 0.8m x 0.8m

With storm doors to the front, tile effect flooring, and glazed door leading to the Hallway.

#### **HALLWAY**

With radiator, cloak area, fitted carpet, and doors leading to the Kitchen, Lounge/Diner and WC.

#### **KITCHEN** 4.25m x 4.05m (max)

Fitted with a range of modern base & wall mounted units, complementary worktops & breakfast bar, sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, cooker hood, radiator, ceiling downlights, tile effect flooring, window to the rear elevation, and external door leading to the rear garden. Space for a range of white goods.





**LOUNGE/DINER** 6.1m x 3.2m

With dual aspect windows to the front & rear elevations, radiator, and laminate flooring.

**WC** 1.9m x 0.8m

With WC, vanity wash basin, radiator, vinyl flooring, and window to the front elevation.

**FIRST FLOOR: UPPER LANDING**

With 2 large storage cupboards, further cupboard housing the hot water cylinder, access to the Loft, and fitted carpet.

**BEDROOM ONE** 3.2m x 2.7m

With window to the rear elevation, radiator, fitted carpet, and wardrobe recess.

**BEDROOM TWO** 3.2m x 3.2m

With window to the front elevation, radiator, fitted carpet, and built-in shelved cupboard.

**BEDROOM THREE** 3.75m x 2.15m (max)

With window to the front elevation, radiator, fitted carpet, and built-in cupboard.

**BATHROOM** 1.85m x 1.75m

With modern white suite comprising P-shaped bath with mixer shower over, WC & vanity wash basin, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

**GARDEN**

The enclosed rear garden is mainly laid to lawn, housing a timber garden shed, with a decked area to the rear. There is further garden ground, again laid to lawn, to the front of the property.



# 51 Achlonan, Taynuilt



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage. Air source heat pump

**Council Tax:** Band C

**EPC Rating:** C73

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Taynuilt is a very popular Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local store, church, tea-room, primary school, doctor's surgery, golf course, Hotel & train station. There is a newly built sports pavilion that hosts rugby, cricket, shinty, tennis, Pilates and keep fit classes. There is also a range of outdoor pursuits nearby, including a variety of walks.

## DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a left opposite the Taynuilt Hotel (signposted Village Centre). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Instead of following the sign, bear right. Take the next exit on the left. No. 51 is on the left near the end of the cul-de-sac and can be identified by the For Sale sign in the window.

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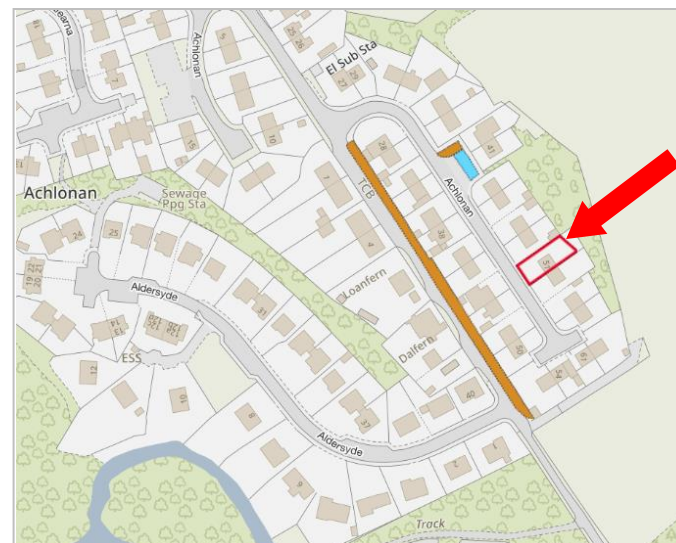
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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