



## 5 Chestnut Court

Taynuilt | Argyll | PA35 1JZ

Guide Price £175,000

**Fiuran**  
PROPERTY



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5 Chestnut Court is a stunning 2 Bedroom upper floor Apartment in the popular village of Taynuilt. With 2 parking spaces and private enclosed garden, it would make an ideal starter/retirement home.

Special attention is drawn to the following:

### Key Features

- Immaculate 2 Bedroom upper floor Apartment
- Popular village, 12 miles from Oban
- Independent entrance Porch, Hallway, Kitchen/Diner
- Lounge, Bathroom, 2 double Bedrooms
- Excellent storage & double glazing throughout
- Economic air source heat pump system
- White goods available under separate negotiation
- Freshly decorated in neutral colours
- Private, enclosed garden area to side
- Private parking for 2 vehicles
- Convenient to village shops & amenities



5 Chestnut Court is a stunning 2 Bedroom upper floor Apartment in the popular village of Taynult. With 2 parking spaces and private enclosed garden, it would make an ideal starter/retirement home.

The accommodation comprises independent entrance Porch with stairs rising to a Vestibule area, Hallway with built-in storage, modern fitted Kitchen/Diner, bright & spacious Lounge, 2 double Bedrooms with built-in wardrobes, and a contemporary Bathroom.

Built in 2014, the property is fully double glazed, and benefits from an efficient air source heating system and excellent storage. There is a private, enclosed garden with drying green and patio. Private parking is allocated to the front of the property.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via private entrance at the front into the Porch.

### **PORCH & VESTIBULE** 7.15m x 1.85m

With carpeted staircase rising to the Vestibule area, under-stair storage, wood effect flooring to the Porch, windows to the rear & side elevations, and door leading to the Hallway.

### **HALLWAY**

With large storage cupboard, further built-in cupboard (housing the hot water cylinder), fitted carpet, access to the Loft, and doors leading to all rooms.

### **KITCHEN/DINER** 3.75m x 3.4m (max)

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces & breakfast bar, stainless steel sink & drainer, Respatex style splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, ceiling downlights, wood effect flooring, and window to the rear elevation.





**LOUNGE** 4m x 3.75m

With window to the front elevation, ceiling downlights, and newly fitted carpet.

**BATHROOM** 2m x 1.95m

With modern white suite comprising bath with mixer rain shower over, WC & wash basin, chrome heated towel rail, mirrored cabinet, ceiling downlights, Respatex style wall panelling, and tiled flooring with underfloor heating.

**BEDROOM ONE** 4m x 2.65m

With window to the front elevation, 2 built-in wardrobes, and newly fitted carpet.

**BEDROOM TWO** 3.4m x 2.65m

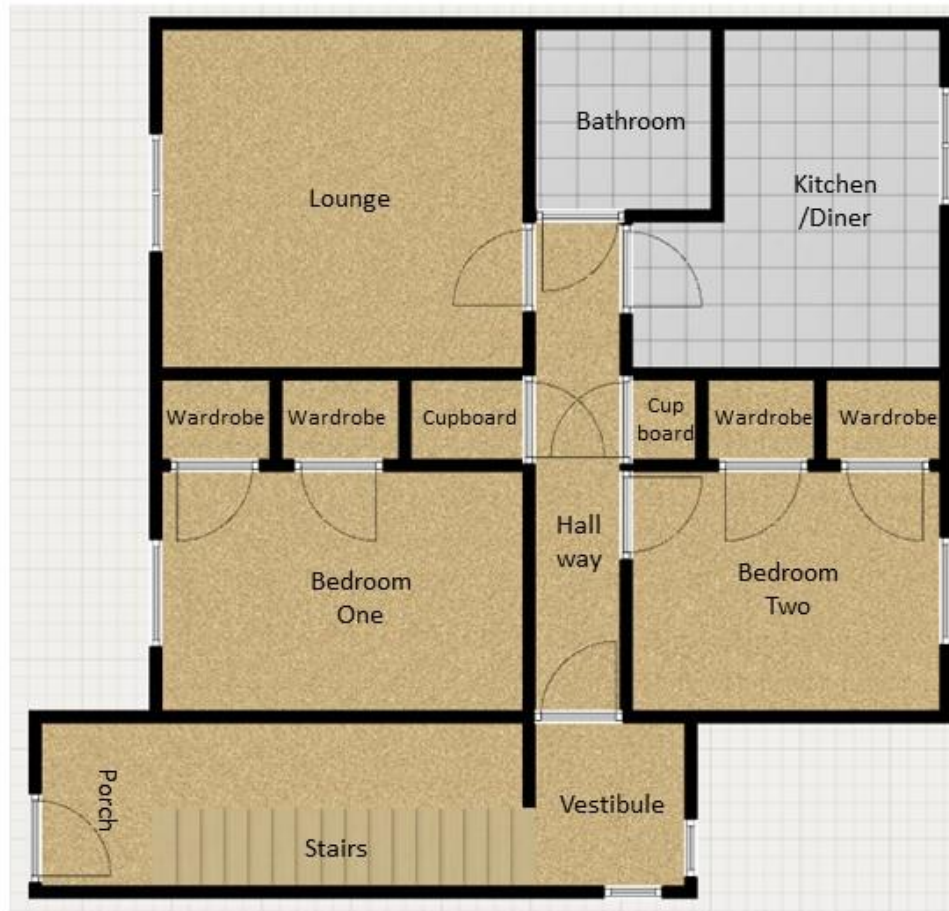
With window to the rear elevation, 2 built-in wardrobes, and fitted carpet.

**GARDEN**

The private garden to the side of the property is partially laid to grass, with a paved patio area and drying green laid to stone chippings. There is a shared bin area to the side and allocated private parking for 2 vehicles to the front.



## 5 Chestnut Court, 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:** C77

**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 right just after the Taynuilt Hotel onto Glen Lonan Road. Chestnut Court is on the left hand side and no.5 can be identified by the For Sale sign in the window.

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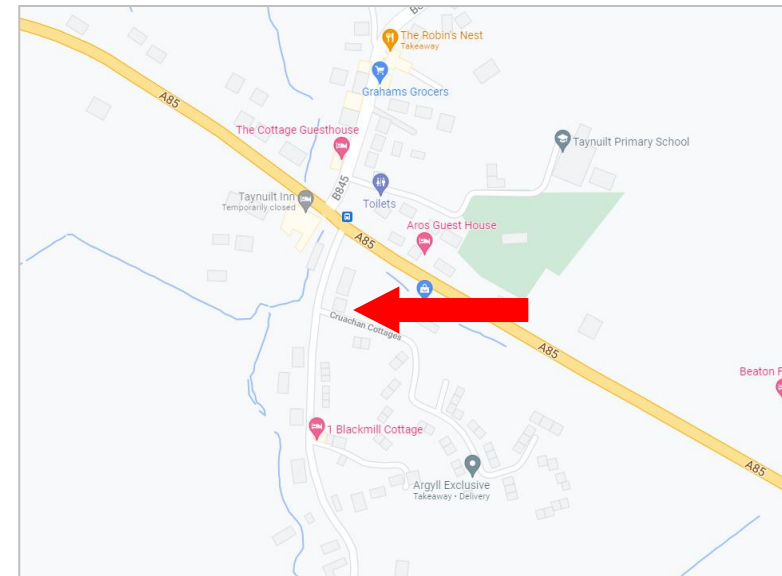
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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