



Cruachan House

1 Otter Creek | Taynuilt | PA35 1HP

Guide Price £525,000

Fiuran
PROPERTY

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Cruachan House is a spacious 5/6 Bedroom detached House situated in a sought after location on the outskirts of Taynuilt village. This impressive property is set within substantial grounds with a river running past the bottom of the garden. Providing flexible living accommodation and entertaining space, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Substantial 5/6 Bedroom detached property
- Prime rural location close to Taynuilt village
- Kitchen, Utility Room, Lounge, Dining Room, WC
- Bedroom/Family Room, Bedroom/Office
- 4 upstairs Bedrooms, En Suite, Bathroom, Shower Room
- Fully double glazed
- Oil central heating
- Excellent storage including 3 Loft spaces
- White goods, window coverings & flooring included
- Patio doors from Lounge to rear garden
- Sizeable garden with access to river at the rear
- Parking for several vehicles
- Fantastic lifestyle opportunity
- No chain



Cruachan House is a spacious 6 Bedroom detached house situated in a sought after location on the outskirts of Taynuilt village. This impressive property is set within substantial grounds with a river running past the bottom of the garden. Providing flexible living accommodation and entertaining space, it would make a wonderful family home.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, Lounge with French doors leading to the rear garden, Dining Room, newly fitted Kitchen, Utility Room, Bedroom/Family Room, Bedroom/Office, and WC.

The first floor offers 4 further Bedrooms, one with an En Suite Shower Room, and a newly fitted Bathroom and separate Shower Room. There are also 3 Loft spaces.

In a picturesque rural setting, Cruachan House benefits from oil central heating and is fully double glazed. It is only a few minutes' drive or a pleasant walk to Taynuilt village.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via gravelled driveway leading to the private parking area, and entrance at the front into the Hallway or at the rear into Utility Room.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, window to the front elevation, radiator, wood effect flooring, openings leading to the Lounge & Dining Room, and doors leading to Bedroom One, Bedroom Two & the WC.

LOUNGE 5.95m x 4.8m

With 3 sets of French doors to the rear elevation, 2 radiators, wall mounted lights, and wood effect flooring.

DINING ROOM 4.85m x 3.15m

With window to the front elevation, low hanging pendant light, radiator, wood effect flooring, and opening leading to the Kitchen.

KITCHEN 5.25m x 3.1m

Newly fitted with a range of modern base & wall mounted units, complementary work surfaces & breakfast bar, sink & drainer, built-in electric oven and microwave, ceramic hob, cooker hood, integrated fridge/freezer and dishwasher, tiled flooring, windows to the front & side elevations, and door leading to the Utility Room.



UTILITY ROOM 3.15m x 1.85m

Housing the oil-fired boiler, with tiled flooring, and external door leading to the rear garden.

BEDROOM/FAMILY ROOM 6.45m x 4.85m (max)

With 2 windows to the front elevation, further window to the side elevation, 2 radiators, and wood effect flooring.

BEDROOM/OFFICE 4.75m x 3.2m

With dual aspect windows to the side & rear elevations, radiator, wood effect flooring, and glazed door leading to the rear garden.

WC 1.8m x 1.35m

With modern white suite comprising WC & mounted wash basin, wall light, heated towel rail, and tiled walls & flooring.

FIRST FLOOR: UPPER LANDING

With window to the front elevation, radiator, newly fitted carpet, and doors leading to Bedrooms Three, Four, Five & Six, the Bathroom and Shower Room.

BEDROOM THREE 4.75m x 3.15m (max)

With 2 Velux windows to the rear elevation, radiator, newly fitted carpet, and door leading to the En Suite.

EN SUITE 2.45m x 1.85m

With modern white suite comprising shower enclosure, WC & wall mounted wash basin, heated towel rail, and tiled walls & flooring.



BEDROOM FOUR 4.75m x 3.15m (max)

With 2 Velux windows to the rear elevation, radiator, and newly fitted carpet.

BEDROOM FIVE 3.6m x 3.15m

With window to the front elevation, radiator, & newly fitted carpet.

BEDROOM SIX 3.6m x 3.15m

With window to the front elevation, radiator, & newly fitted carpet.

BATHROOM 3.3m x 2.65m

Newly fitted with a modern white suite comprising bath, WC & vanity wash basin, Velux window to the rear elevation, chrome heated towel rail, and tiled walls & flooring.

SHOWER ROOM 2.45m x 1.85m

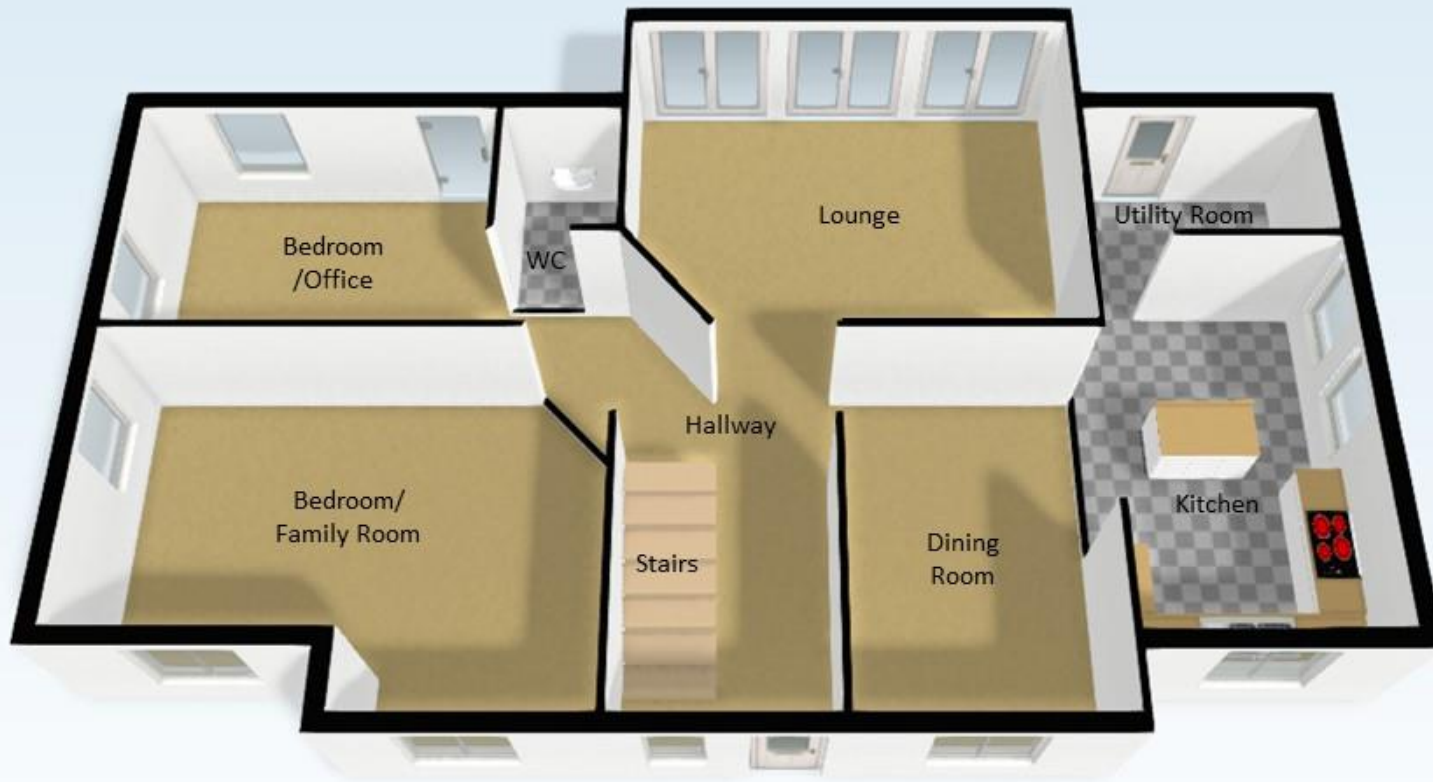
Newly fitted with a modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, and tiled walls & flooring.

GARDEN

Surrounding the property and mainly laid to lawn, with a variety of trees/shrubs. Gravelled driveway & parking.



Cruachan House, 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. Shared drainage to septic tank. Oil tank.

Council Tax: Band G

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 pretty 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 popular sports pavilion with sports field and tennis courts. There is also a range of outdoor pursuits nearby, including a variety of walks.

DIRECTIONS

Travelling from Oban and the North, continue through the village of Connel and Taynuilt. On leaving Taynuilt, take a right on the road signposted to Kilchrenan and bear right at the sharp bend. Continue until you reach the sign for Otter Creek on your right. Follow the sign for Cruachan House, 1 Otter Creek.

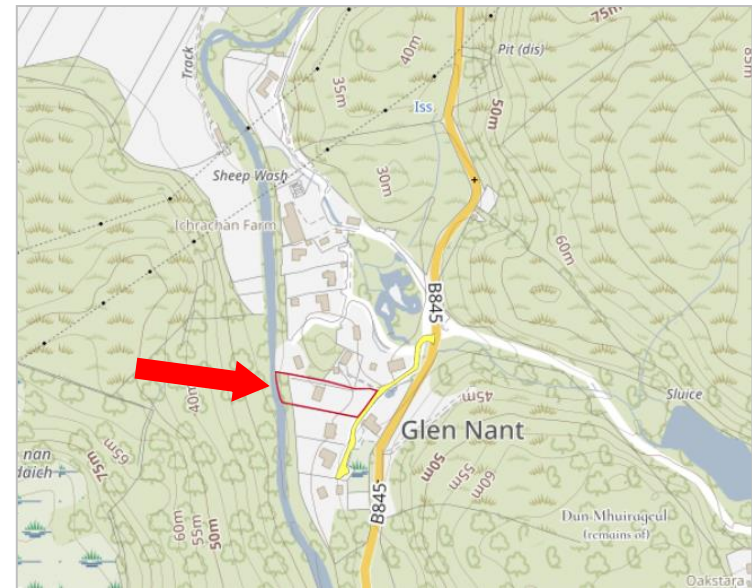
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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