



## 4 Nant Park

Taynuilt | Argyll | PA35 1LA

Guide Price £370,000

**Fiuran**  
PROPERTY

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4 Nant Park is an immaculate detached House with 3 large Bedrooms (all with En Suites), located in the popular village of Taynuilt. With detached Garage and easily maintained garden, it would make a wonderful family home.

Special attention is drawn to the following:-

### Key Features

- Spacious 3 Bedroom detached family Home
- Built in 2018 and immaculately presented throughout
- Vestibule, Kitchen/Diner, Utility Room, Lounge, WC
- 3 Bedrooms, 2 En Suite Shower Rooms, 1 En Suite Bathroom
- Excellent storage, including large walk-in Storeroom.
- Oil central heating & solar panels on roof
- Double glazing throughout
- Modern features including ceiling downlights
- White goods, blinds & flooring included in sale
- Easily maintained garden surrounding property
- Patio & decked area to rear, with lovely countryside views
- Detached Garage and private, off-road parking
- Only 20-minute drive to town of Oban
- Sought after village location



4 Nant Park is an immaculate detached House with 3 large Bedrooms (all with En Suites), located in the popular village of Taynuilt. With detached Garage and easily maintained garden, it would make a wonderful family home.

The ground floor accommodation comprises entrance Vestibule with cloak cupboard & Utility Room off, leading into a striking Kitchen/Diner with vaulted ceiling & Apex windows with wonderful countryside views, bright & spacious Lounge with glazed doors to the front & rear and a wall-mounted electric fire, double Bedroom with En Suite Shower Room & walk-in wardrobe, and a ground floor WC.

The first floor boasts a roomy landing area with glazed balcony overlooking the Dining area below, built-in storage cupboards, a walk-in Storeroom, and 2 further double Bedrooms (one with En Suite Shower Room and the other with En Suite Bathroom).

The easily maintained garden surrounds the property and is mainly laid to grass, with a decked area to the rear. There is a detached Garage to the front of the property and a mono-blocked driveway providing private off-road parking.

### **APPROACH**

Via shared driveway and private parking to the front of the property, and entrance at the front into the Vestibule.

### **GROUND FLOOR: VESTIBULE** 2.7m x 1.5m

With built-in cloak cupboard, coat hooks, shoe cabinet with seat, fitted barrier matting, door leading to the Utility Room, and glazed door leading to the Kitchen/Diner.

### **UTILITY ROOM** 2.2m x 1.7m

Fitted with base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, Miele washing machine, Miele tumble dryer, radiator, vinyl flooring, and window to the side elevation.

### **KITCHEN/DINER** 9.4m x 4.1m

Fitted with a range of base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven, ceramic hob, stainless steel extractor hood, integrated dishwasher & fridge/freezer, radiator, wood effect Karndean flooring, wooden & glazed staircase rising to the first floor, windows to the front, rear & side elevations (including Apex windows overlooking the rear garden), opening to the Lounge, doors leading to Bedroom One and the WC, and glazed external door to the garden.



**LOUNGE** 5.25m x 5.25m

With windows to the front & rear elevations, radiator, wall-mounted electric fire, wall lights, fitted carpet, and glazed external doors leading to the front & rear. Leather sofa available separately, if required.

**WC** 2.3m x 0.95m

With modern white suite comprising WC & vanity wash basin, chrome heated towel rail, vinyl flooring, and window to the rear elevation.

**BEDROOM ONE** 4.5m x 3.55m (max)

With window to the rear elevation, radiator, walk-in wardrobe (2m x 1.5m), wall lights, wood effect flooring, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 2.3m x 1.65m

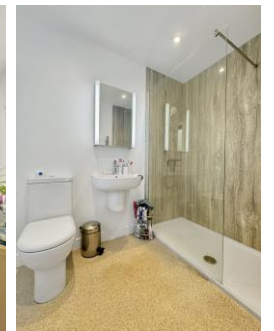
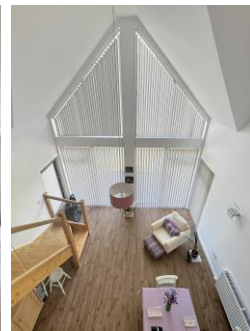
With modern white suite comprising WC & wall-mounted wash basin, walk-in shower enclosure with Respatex style wall panelling & mixer shower, wall-mounted mirrored cabinet with LED lighting, vinyl flooring, and window to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

With glazed balcony overlooking the Dining area below, built-in shelved cupboard, built-in linen cupboard, Loft access, fitted carpet, and doors leading to Bedroom Two, Bedroom Three and the Storeroom.

**BEDROOM TWO** 6.45m x 5.35m (max)

With Velux style windows to the front & rear elevations, radiator, fitted shelving units, 2 built-in wardrobes, fitted carpet, and door leading to the En Suite. Desk available separately, if required.



**EN SUITE BATHROOM** 1.85m x 1.85m

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

**BEDROOM THREE** 5.35m x 5.3m (max)

With Velux style windows to the front & rear elevations, radiator, built-in wardrobe, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 1.85m x 1.85m

With modern white suite comprising WC & wall-mounted wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, vinyl flooring, and Velux style window to the rear elevation.

**STOREROOM** 3.45m x 2.75m (max)

With fitted carpet and housing the hot water cylinder.

**DETACHED GARAGE**

With up-and-over door to the front elevation, window & pedestrian door to the side elevation, power, and lighting.

**GARDEN**

The garden surrounds the property and is mainly laid to lawn, with areas of stone chippings. There are 2 slabbed patio areas to the rear, and a decked area with integral lighting which can be accessed from the Lounge. There is a mono-blocked driveway and private parking area to the front of the property.



## 4 Nant Park, 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, and drainage. Oil tank. Solar panels.

**Council Tax:** Band F

**EPC Rating:** B89

**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, 2 churches, tea-room, primary school, children's playpark, doctor's surgery, golf course, sports pitch, 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

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 MacKenzie Welding on the left. Nant Park is the next turning on the left, and no.4 can be identified by the For Sale sign in the window.

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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