



Struthan Cottage

Glen Lonan Road | Taynult | PA35 1HY

Guide Price £249,950

Fiuran
PROPERTY

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Struthan Cottage is a delightful 2 Bedroom detached Cottage, located in a peaceful spot overlooking a small burn on the outskirts of Taynuilt village. Converted in 2010, this idyllic property would make a wonderful first, retirement or holiday home.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 2 Bedroom detached Cottage
- Peaceful village location
- Built in 2019 with modern features throughout
- Porch, Kitchen/Lounge/Diner
- 2 double Bedrooms, Bathroom
- Oil-fired underfloor heating
- Double glazing throughout
- Integrated appliances & window coverings included in sale
- Easily maintained garden with decking overlooking burn
- Private parking for several vehicles
- Walk-in condition
- No chain



Struthan Cottage is a delightful 2 Bedroom detached Cottage, located in a peaceful spot overlooking a small burn on the outskirts of Taynult village. Converted in 2010, this idyllic property would make a wonderful first, retirement or holiday home.

The accommodation comprises entrance Porch, spacious Kitchen/Lounge/Diner with a range of integrated appliances & glazed doors leading to the decking, 2 double Bedrooms, and a large Bathroom.

With modern features throughout, this beautifully presented property also benefits from double glazing and oil central heating.

The easily maintained garden surrounds the property, with a lovely decked area to the side. There is also private parking for several vehicles.

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

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch.

PORCH 1.7m x 1.05m

With 2 built-in storage cupboards, inset floor mat, and glazed door leading to the Kitchen/Diner/Lounge.

KITCHEN 3.85m x 2.9m

Open-plan to the Lounge/Diner and Inner Hallway, fitted with a range of wood effect base & wall mounted units, under-cabinet lighting, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, washer/dryer, ceiling downlights, vinyl flooring, and window to the rear elevation.

LOUNGE/DINER 5.45m x 3.65m

With windows to the front & rear elevations, fitted carpet, and glazed doors leading to the decking at the side.



INNER HALLWAY

With built-in cupboard (housing the hot water cylinder), fitted carpet, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.1m x 3.15m

With window to the side elevation, built-in wardrobe, and fitted carpet.

BEDROOM TWO 4.1m x 3.05m

With window to the front elevation and fitted carpet.

BATHROOM 2.9m x 2.1m

Fitted with a white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, tiled flooring, and window to the side elevation.

GARDEN

The easily maintained garden is mainly laid to grass with some shrubs/trees. There is a decked area to the side overlooking a small burn. The front of the property is laid to stone chippings and provides private parking for several vehicles.



Struthan Cottage, 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 and electricity. Drainage to private septic tank. Oil tank.

Council Tax: Band E

EPC Rating: C75

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

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a right just after the Taynuilt hotel. After approximately 1 mile, Struthan Cottage is on the right and can be identified by the For Sale sign.

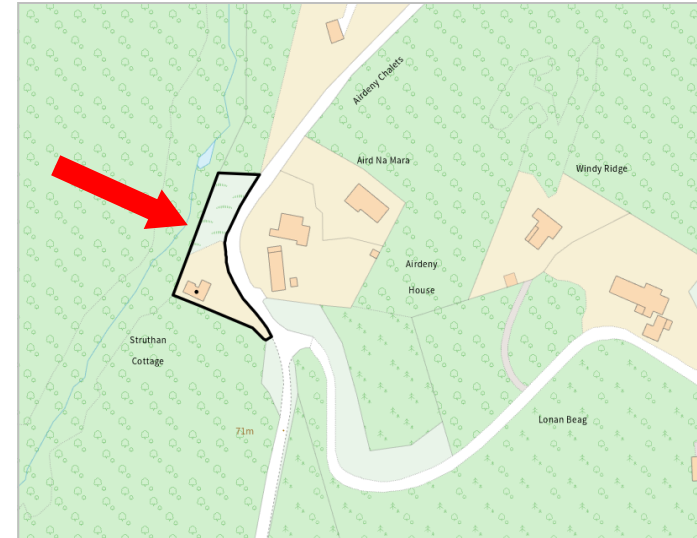
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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