



Invernant

Taynuilt | Argyll | PA35 1JH

Guide Price £125,000

Fiuran
PROPERTY

Invernant

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Invernant is a beautifully renovated upper floor Apartment with one Bedroom, located in the heart of Taynuilt Village.

Special attention is drawn to the following:

Key Features

- Stunning upper floor Apartment in Taynuilt village
- Peaceful location, 12 miles from Oban
- Located right next to golf course & sports pavilion
- Private entrance door into property
- Kitchen/Diner/Lounge, Bedroom, Shower Room
- White goods & blinds included in sale
- Items of furniture available under separate negotiation
- Double glazing throughout
- Effective electric heaters
- Replacement roof
- Small garden area to side
- Private external store
- Free carpark nearby
- Short-term let license in place
- No chain



Invernant is a beautifully renovated upper floor Apartment with one Bedroom, located in the heart of Taynuilt Village.

The accommodation comprises private entrance & Vestibule, modern open-plan Kitchen/Diner/Lounge with white goods & wood burning stove, bright double Bedroom, and contemporary En Suite Shower Room. There is also a Loft space, external store, and small garden area.

In addition to its rural and peaceful location, Invernant benefits from double glazing throughout and effective 'Rointe' electric heaters. Located adjacent to the village's popular golf course and sports pavilion, access to outdoor pursuits and activities is right on the properties' doorstep.

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

APPROACH

Via private entry through the right-hand door at the front of the building into the Vestibule.

VESTIBULE

With stairs leading to the upper floor, window to the rear elevation, coat hooks, fitted carpet, and glazed door leading to the Kitchen/Diner/Lounge.

KITCHEN/DINER/LOUNGE

5.55m x 3.8m (max)

Fitted with a range of modern base & wall mounted units, complementary wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, cooker hood, integrated fridge/freezer & washing machine, ceiling downlights, wall-mounted Rointe electric heater, wood burning stove, wood effect flooring, access to the Loft, windows to the side & rear elevations, and opening to an inner hall with built-in storage cupboard.



BEDROOM 3.7m x 2.75m

With windows to the front & side elevations, wall-mounted Rointe electric heater, ceiling downlights, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM

2.2m x 1.35m

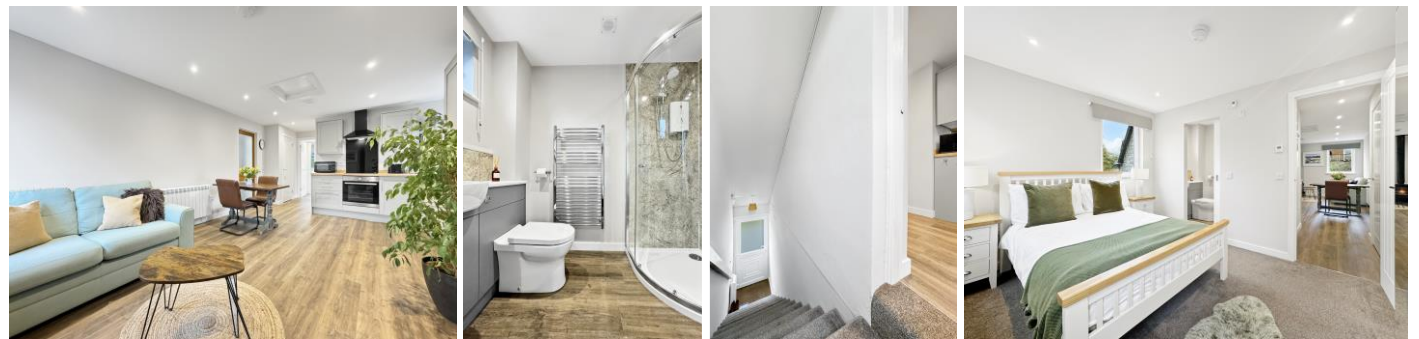
With modern white suite comprising WC & wash basin vanity unit, shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, ceiling downlights, wood effect flooring, and window to the side elevation.

STORE

External, under-stair store.

GARDEN

There is a small garden area to the side of the property.



Invernant, 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 to shared septic tank.

Council Tax: Band B

EPC Rating: D64

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, butcher, grocery store, church, tea-room, primary school, doctor's surgery, golf course, sports pavilion, hotel & train station. 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 take the next left towards the Taynuilt Golf Club and Sports Pavilion. Invernant is on the left just before entering the carpark and 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.



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