



## Taigh Le Sealladh

Brenva | Taynuilt | PA35 1JW

Guide Price £540,000



**Fiuran**  
PROPERTY

# Taigh Le Sealladh

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Taigh Le Sealladh is an outstanding 4 Bedroom modern detached House, set on the edge of the sought-after village of Taynuilt. The property enjoys superb open views across Loch Etive towards Ben Cruachan and is finished to an exceptionally high standard throughout. Offering spacious, well-designed accommodation, this impressive home would be ideally suited to family living.

Special attention is drawn to the following:-

## Key Features

- Modern 4 Bedroom detached family Home
- Quiet location on outskirts of Taynuilt village
- Views of Loch Etive and Ben Cruachan
- Finished to an exceptional standard
- 6 years remaining NHBC build warranty
- Air source heating & fully double glazed
- Electric blinds & bar stools included in sale
- Range of integrated white goods
- Underfloor heating to ground floor
- Full Fibre to the premises (at least 800mb/sec by Wi-Fi)
- Cat 6 cabling throughout & 2 small Loft spaces
- Easily maintained, enclosed garden grounds with shed
- Frequent views of a rich variety of local wildlife
- Composite decking to front & side of property
- Private parking for several vehicles



Taigh Le Sealladh is an outstanding 4 Bedroom modern detached House, set on the edge of the sought-after village of Taynuilt. The property enjoys superb open views across Loch Etive towards Ben Cruachan and is finished to an exceptionally high standard throughout. With spacious, well-designed accommodation, this impressive home would be ideally suited to family living. Ready to walk into, it is brought to the market with 6 years NHBC warranty.

The ground floor accommodation comprises entrance Vestibule, Hallway with glazed staircase rising to the first floor, open plan Kitchen/Diner/Lounge, with sliding doors on two sides leading to the decking, Utility Room, contemporary Bathroom, and ground floor Bedroom. The first floor offers 3 further double Bedrooms (including Master with En Suite Shower Room), a further Shower Room, and Sitting Room with elevated views.

This stunning property benefits from electric air source heating, with underfloor heating throughout the ground floor. Externally, the easily maintained garden grounds are enclosed and mainly laid to grass, with a timber garden shed. An abundance of wildlife can be seen from the property, including deer, barn owls, tawny owls, pine martens, red squirrels, woodpeckers, sea eagles and golden eagles.

The accommodation with approximate sizes is arranged as follows:

#### APPROACH

Via gated access with gravelled driveway/parking area to the rear of the property, and entrance at the rear into the Vestibule.

#### VESTIBULE 3.3m x 2.45m

With window to the rear elevation, wood effect livyn flooring, and doors leading to the Hallway and Utility Room.

#### HALLWAY

With attractive oak & glazed staircase rising to the first floor, large under-stair storage cupboard, engineered oak flooring, and doors leading to the Kitchen, Lounge, Utility Room, Bathroom and Bedroom One.

#### KITCHEN 4.2m x 3.2m

Open plan to the Diner and Lounge areas, fitted with a range of modern gloss base & wall mounted units, complementary oak worktops with breakfast bar, matching upstands, sink, built-in electric double oven, built-in microwave, ceramic induction hob, ceiling mounted extractor hood, integrated dishwasher & fridge/freezer, 4 bar stools, engineered oak flooring, ceiling downlights, and windows to the rear & side elevations.



### **DINER** 3.75m x 3.25m

Open plan to the Kitchen and Lounge areas, with engineered oak flooring, window to the front elevation, and glazed sliding doors leading to the decking at the side elevation.

### **LOUNGE** 4.75m x 4.65m

Open plan to the Diner and Kitchen areas, with engineered oak flooring, windows to the side & front elevations, and glazed sliding doors leading to the decking at the front. Curtains and sofa available under separate negotiation.

### **BATHROOM** 3.6m x 2m

With modern white suite comprising bath, WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, ceiling downlights, Respatex style wall panelling, wood effect livyn flooring, and window to the rear elevation.

### **UTILITY ROOM** 3.3m x 2.45m

Fitted with a base unit with wood effect work surface over, space for washing machine & tumble dryer, built-in cupboard housing the hot water cylinder, fuse box & electric meter, wood effect livyn flooring, and windows to the rear & side elevations.

### **BEDROOM ONE** 4.5m x 3.6m

With windows to the front & side elevations, and fitted carpet.

### **FIRST FLOOR: LANDING**

Open plan to the Sitting Room, with radiator, wooden beams to ceiling, 2 Velux style windows, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Shower Room.

### **SITTING ROOM** 4.75m x 4.6m

With Apex windows to the front elevation, radiator, wooden beams to ceiling, and fitted carpet.



### **BEDROOM TWO** 4.5m x 3.6m

With window to the side elevation, glazed French doors to the front elevation with Juliet balcony, built-in wardrobe, radiator, fitted carpet, and door leading to the En Suite.

### **EN SUITE SHOWER ROOM** 4.15m x 2.3m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, ceiling downlights, chrome heated towel rail, radiator, Respatex style wall panelling, tile effect livyn flooring, and window to the rear elevation.

### **BEDROOM THREE** 4.2m x 3.6m

With window to the side elevation, glazed French doors to the front elevation with Juliet balcony, built-in wardrobe, radiator, and fitted carpet.

### **BEDROOM FOUR** 4.6m x 3.3m

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

### **SHOWER ROOM** 4.15m x 2.3m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, ceiling downlights, chrome heated towel rail, radiator, Respatex style wall panelling, tile effect livyn flooring, and window to the rear elevation.

### **GARDEN**

The property benefits from an easily maintained and fully enclosed garden, extending to approximately 0.412 acres (1,669 sq m). The grounds are mainly laid to lawn, providing a generous outdoor space suitable for family use and recreation. Composite decking to the front and side of the house creates attractive entertaining areas, taking full advantage of the setting. A timber garden shed offers practical external storage. To the rear of the property, a gravelled driveway provides ample private parking for several vehicles.



## Taigh Le Sealladh, 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. Air source heat pump. Drainage to bio-disc.

**Council Tax:** Band G

**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 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, primary school, doctor's surgery, golf course, hotel, train station, and busy sports pavilion. 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 towards Taynuilt. Before reaching the village of Taynuilt, turn right towards Lakefield Farm. Take the first left, go up the small hill and Taigh Le Sealladh can be seen straight ahead.

What3Words: motivates. energetic. buzzards

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. Please note some photographs have been virtually staged.

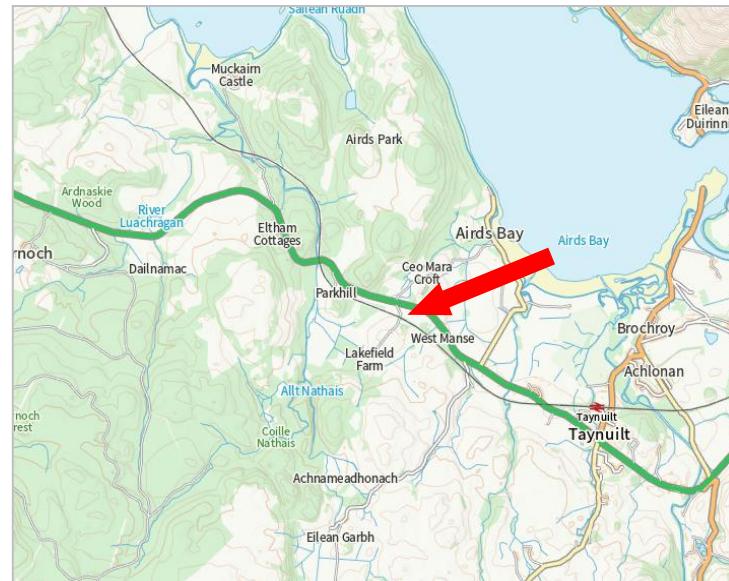
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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