



8 Polfearn House

Taynuilt | Argyll | PA35 1JQ

Guide Price £115,000

Fiuran
PROPERTY

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8 Polfearn House is a warm and welcoming first-floor Apartment with beautiful open views, tucked away in the charming village of Taynuilt. The home features a private balcony, perfect for relaxing and taking in the scenery, along with residents' parking. A cosy and comfortable property, it would suit first-time buyers, those seeking a peaceful retreat, or investors looking for an appealing rental opportunity.

Special attention is drawn to the following:

Key Features

- Attractive first floor Apartment in village of Taynuilt
- Peaceful location, 12 miles from Oban
- Elevated views of Loch Etive & countryside
- Kitchen, Lounge/Diner, Bedroom, Shower Room
- Fully floored Attic with Velux style windows
- Large, private balcony off the Lounge
- Window & floor coverings included in sale
- White goods available under separate negotiation
- Fully double glazed
- Electric 'Rointe' heaters
- Free residents' parking
- Communal garden & drying green



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The accommodation comprises communal Porch & Hallway, entrance Hallway, modern fitted Kitchen, bright Lounge/Diner with French doors leading to a large, private balcony, double Bedroom, and modern Shower Room. There is also a fully floored & sheeted Attic space with Ramsay style ladder, power, and Velux style windows.

Polfearn House is an attractive former country hotel, thoughtfully converted into apartments. Set amid open countryside and close to nearby beaches, the building enjoys an elevated position with lovely views across Loch Etive. Despite its peaceful rural setting, the property offers modern comforts including double glazing and electric Rointe heating.

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

APPROACH

Via shared entry at the front of the property into the well-kept communal Porch & Hallway with carpeted stairs rising to the first floor.

HALLWAY

With secure entry phone, Rointe heater, wall-mounted coat hooks & shoe storage, built-in cupboard, wooden flooring, access to the Attic, and doors to all rooms.

KITCHEN 3.4m x 2.05m

Fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven & hob, space for white goods, wooden flooring, and window to the side.

LOUNGE/DINER 4.2m x 3.65m (max)

With Rointe heater, shelved recess, fitted carpet, and glazed French doors leading to the large, decked balcony with glazed panels & stainless-steel frame.



Nearby beach at Loch Etive

BEDROOM 4.05m x 2.35m

With window to the rear elevation, walk-in wardrobe, Rointe heater, and fitted carpet.

SHOWER ROOM 2.35m x 1.75m

Wet room, fitted with a modern white suite comprising WC & wash basin, walk-in shower enclosure with mixer shower, chrome heated towel rail, feature wall mirror, tiled walls, tiled flooring, and window to the side elevation.

ATTIC 5.6m x 2.5m (max)

With 3 Velux style windows, fitted carpet, power, and lighting. Ramsay style ladder for access. Used as an Office space by the current owners.

EXTERNAL

The property benefits from a communal front garden and a shared drying green to the rear. In addition, there is free residents' parking located to the side of the building.



8 Polfearn, 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: C74

Local Authority: Argyll & Bute Council.

Potential future communal works:

Repair/replacement of septic tank (quote available on request).

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.

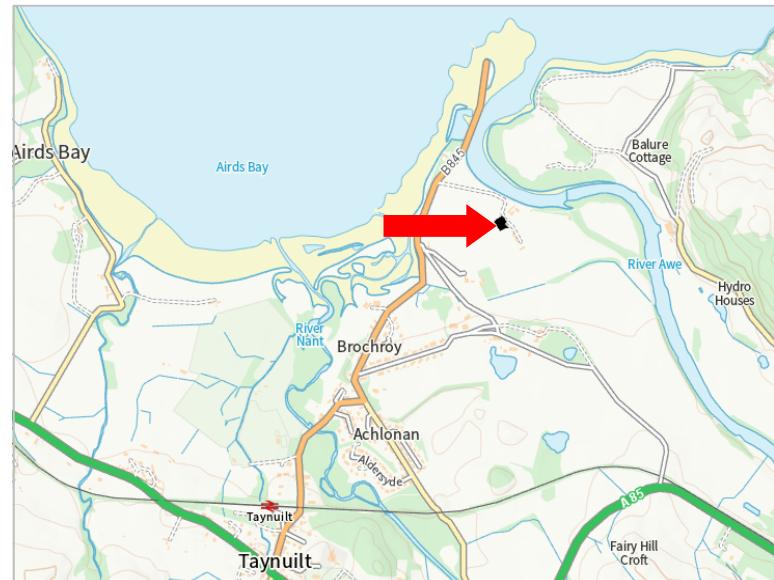
Viewing: Viewing strictly by appointment through the selling Agent.

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, grocery store, church, 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 continue driving until you reach the sign for Bonawe Iron Furnace. Take a left at the sign and follow this road, passing the next sign for Bonawe Iron Furnace. Pass Kelly's Pier on the left, then take the next right. Polfern House is on the right. The entrance to no.8 is at the front of the building.



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.

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).

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 PROPERTY

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