

*Brian Harkins
Estate Agents*



3 SALEN, TAYVALLICH, PA31 8PW

OFFERS OVER £222,000

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

Nestled in the charming and highly sought-after Tayvallich Village north of Lochgilphead this three bedroom SEMI DETACHED VILLA offers a taste of semi-rural life with all the out door pursuits including sailing, nature trails and many more the village has to offer. Phenomenal views over the bay.

Stepping through the Entrance into a Welcoming Hallway that flows into a bright and spacious Lounge complete with a Picture frame window that floods the room with natural light and phenomenal views over looking the Bay, feature fireplace. A generous family room/dining space creates a warm and sociable heart of the home. The adjacent Kitchen is functional and well-laid-out with floor and wall mounted units, Electric Hob and Oven with Extractor Hood, direct access to rear garden grounds.

On the ground level there is a double Bedroom with window over looking garden grounds.

Family Bathroom with two piece vanity suite and walk in shower cubicle, Wet wall panels throughout.

Upstairs, two well-proportioned Bedrooms and a family room / Study provide comfortable accommodation for modern living.

The specification of the property includes Double Glazing and Mitsubishi Ecodan electric air source heat pump with radiators.

Garden grounds to front and rear with patio area and mature shrubs throughout.

Viewing is strongly recommended to fully appreciate the locale.

Tayvallich is a small village at the head of Loch Sween in Knapdale, Argyll. It is an ideal place for watersports, walking, cycling or just chilling out. A quiet location on the

south side of Tayvallich Bay, on the road signposted to the Taynish Nature Reserve and just a few minutes walk from the village with its shop, café and Inn. There is a lot of wildlife to see nearby e.g otters, beavers, red squirrels and a variety of birds.

Lounge, Dining and Kitchen

19'7" x 22'6" (5.98m x 6.87m)

Bathroom

5'2" x 10'5" (1.59m x 3.18m)

Bedroom 1

8'7" x 9'2" (2.64m x 2.81m)

Bedroom 2

13'1" x 8'7" (3.99m x 2.64m)

Bedroom 3

13'0" x 11'8" (3.98m x 3.57m)

Office Area

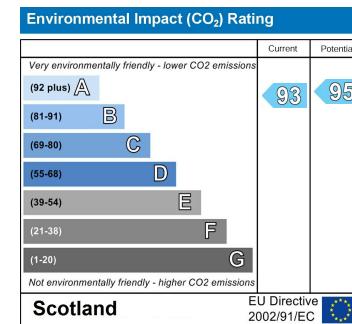
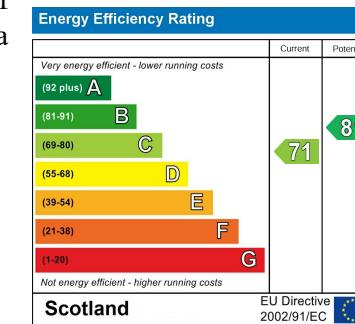
16'3" x 4'5" (4.97m x 1.37m)

IMPORTANT NOTE TO PURCHASERS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

Fixtures and fittings other than those mentioned are to be agreed with the seller.



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