



TARANSAY

BRIDGE OF ORCHY, ARGYLL AND BUTE

Galbraith



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Delightful cottage in a lovely situation in Argyll and Bute.

Crianlarich 11.6 miles ■ Glencoe 24.2 miles ■ Oban 42 miles
■ Stirling 57.1 miles ■ Glasgow 69.6 miles

Offers Over £215,000

- 2 reception rooms. 3 bedrooms
- Traditional railwayman's cottage in a stunning rural location
- Cosy reception spaces overlooking the surrounding countryside
- 3 well proportioned double bedrooms
- Pretty, well maintained gardens with a secluded garden house overlooking the river



Galbraith

Perth
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 **OnTheMarket**



SITUATION

Taransay is situated on the edge of the pretty village of Bridge of Orchy in the county of Argyll and Bute. It is a lovely village with a rich history, a hotel and a Railway Station. Bridge of Orchy lies just 7 miles to the north of the popular stopping point of Tyndrum. Here you can find local shops, a petrol station and restaurants. 13 miles south of Bridge of Orchy lies the pretty town of Dalmally which provides a village store, community centre, surgery and pharmacy as well as a primary school.

Taransay is ideally located for access to the west coast of Scotland, Glencoe is approximately half an hour's drive to the north and the popular town of Oban is just an hour away with its frequent ferry services to the Isles. Glasgow can be reached in approximately 1 hour 30 minutes' drive with its wide range of city amenities and international airport. The adjacent train station provides further superb access north and south with several trains per day including the sleeper service to/from London. No scheduled trains operate at night on this line. Buses stop in Bridge of Orchy travelling south to Glasgow and north to the Isle of Skye and Fort William.

Taransay is ideally placed to make the most of the local opportunities for various outdoor pursuits and sports that the stunning west coast has to offer. For walkers and cyclists, there are a superb network of paths and numerous munros nearby. Taransay also enjoys a unique position adjacent to the West Highland Way, an ever-popular challenge for walkers. The river Orchy, which runs through Bridge of Orchy, is a popular fishing river. Golf can be enjoyed at nearby courses at Dalmally and Killin, Oban has plenty of water sport opportunities and skiing is available at the well-regarding Glencoe Mountain Resort. For those who enjoy relaxing, there are stunning views from the cottage of two munros virtually on the doorstep as well as other mountains further afield.

DESCRIPTION

Taransay is a charming traditional railwayman's cottage situated next to the the iconic West Highland railway line. The cottage overlooks the stunning Beinn Dorain and Beinn an Dothaidh

Munros. The bungalow has been extended and upgraded and has a raised position. It is constructed of a harled and whitewashed exterior with a tiled roof. Taransay has a cosy sitting room with wood burning stove and a dual aspect kitchen with French doors which provide garden access and boast splendid views of the garden and surrounding countryside. There is a master bedroom with ensuite as well as a further 2 double bedrooms which are facilitated by a family bathroom.

ACCOMMODATION

Sitting Room, Kitchen, Vestibule, Master Bedroom with En-Suite, 2 Double Bedrooms, Family Bathroom.

GARDEN

Taransay sits within lovely gardens which are primarily laid to lawn and run adjacent to the railway track. The area surrounding the house is well presented and beautifully maintained with a pretty summerhouse and lovely mature shrubs. At the end of the garden is a more natural area with a pretty path that leads to the secret river house overlooking the beautiful river and up the glen. The garden attracts a range of wildlife such as badgers, pine martens and a variety of birds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Electric	Band D	F	Copper/4G	YES

FLOOD RISK

Taransay is not located in an area with risk of flooding. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Crianlarich, head north west passing through Tyndrum on the A82 towards Fort William and Oban. Continue for a further 7 miles to Bridge of Orchy and turn right onto Station Brae signposted to the station. Taransay is situated approximately 0.1 miles up this track on the left hand side.

POST CODE

PA36 4AD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///stray.chefs.tacky

SOLICITORS

Black Hay Solicitors, 45-47 Main Street, Prestwick, South Ayrshire, KA9 1AF T: 01292 477 235

LOCAL AUTHORITY

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT T: 01546 605522

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.





ANTI MONEY LAUNDERING (AML) REGULATIONS

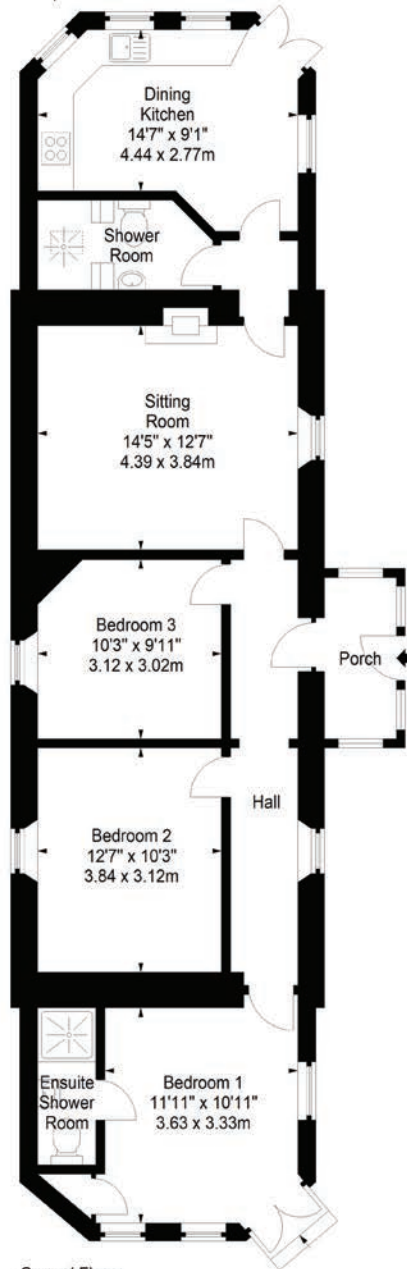
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered

Taransay,
Bridge of Orchy,
Argyll and Bute, PA36 4AD



Approx. Gross Internal Area
1001 Sq Ft - 92.99 Sq M
For identification only. Not to scale.
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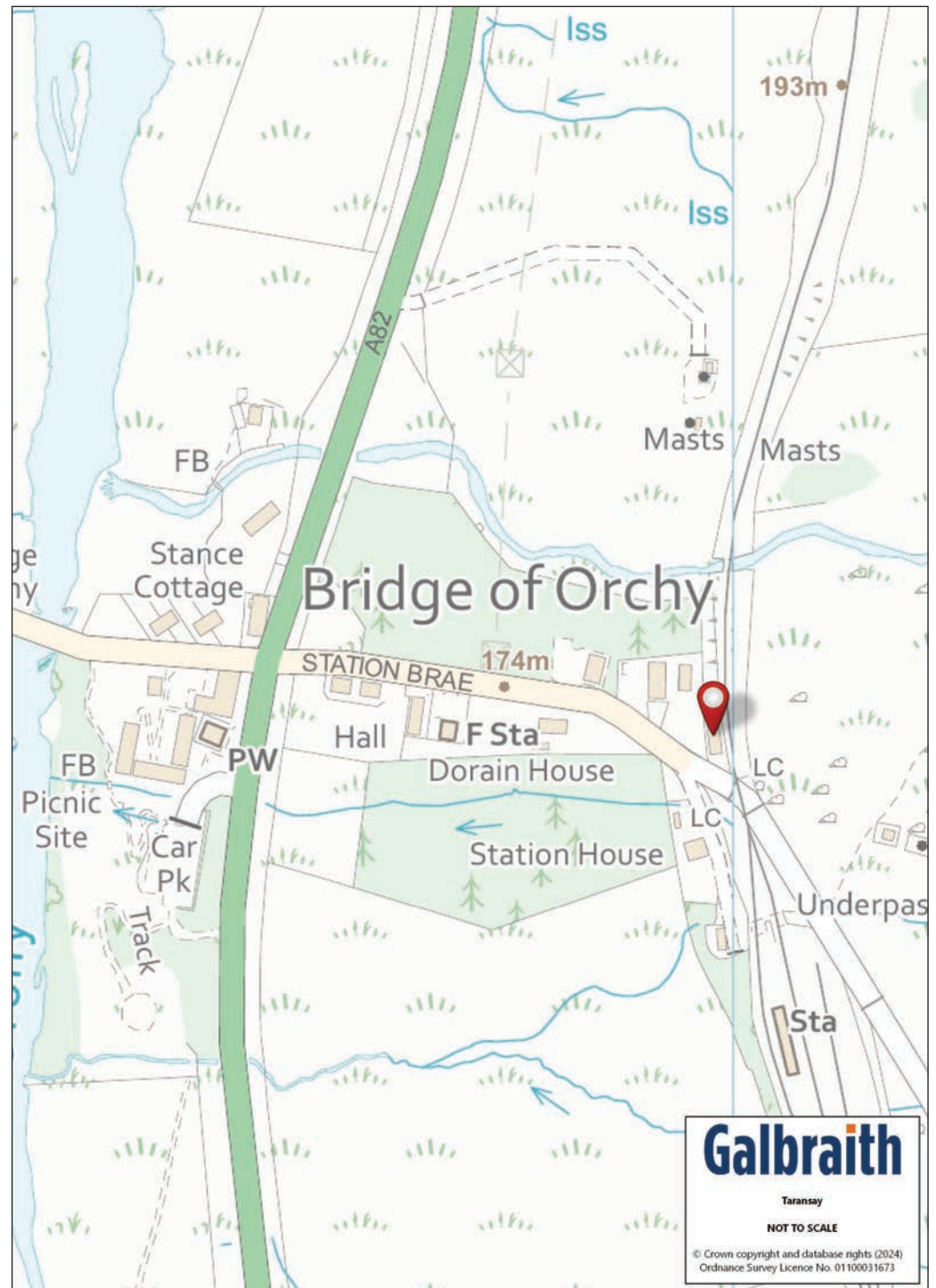
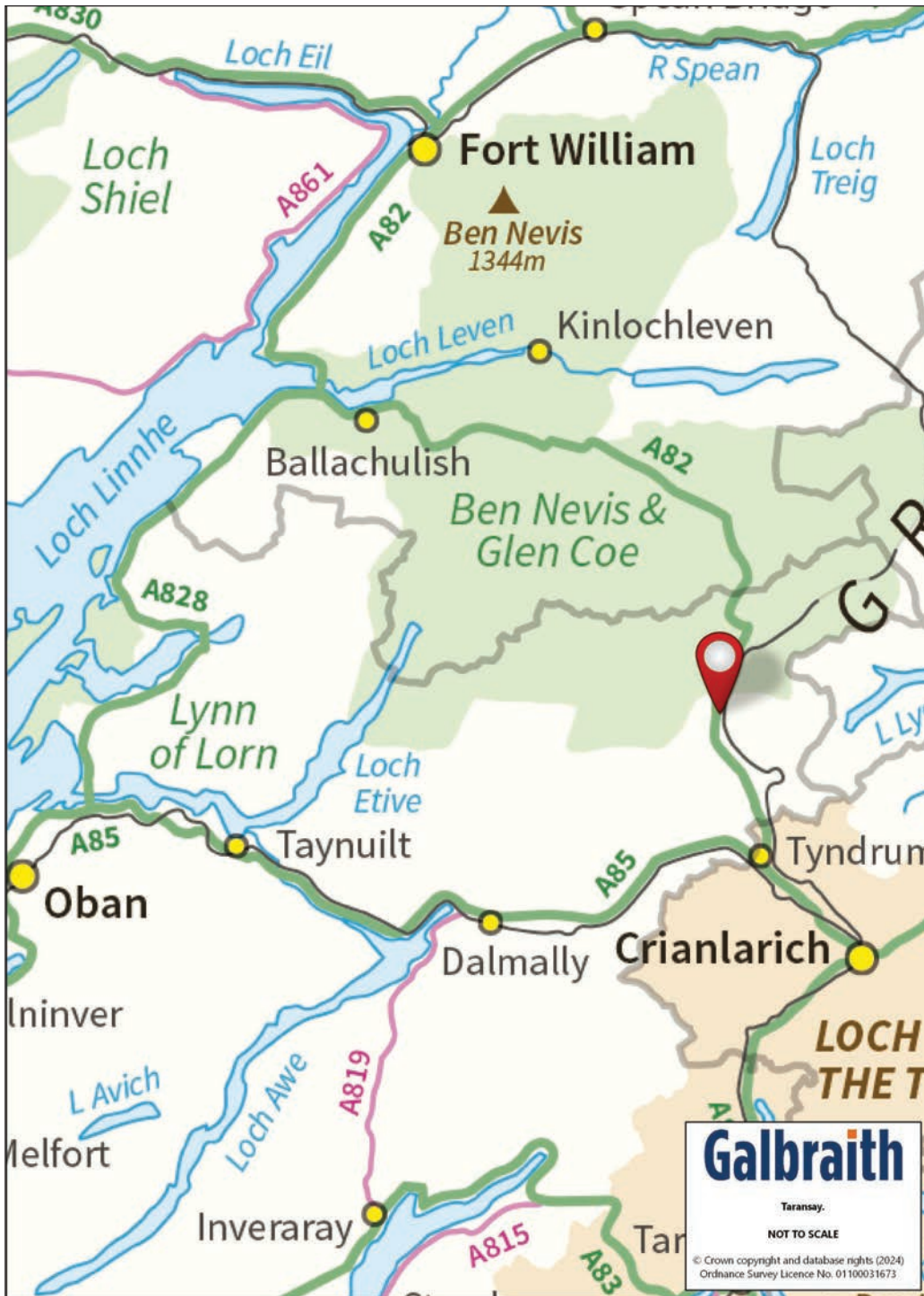


Ground Floor



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024





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