



Tigh an Lois, Appin, Argyll & Bute





A beautifully presented, architect-designed, family home with **fabulous views** over Loch Linnhe, Shuna Island and Lismore.

Summary of accommodation

Entrance hall | Open plan dining kitchen with sitting room (with wood burner) | Utility room | Double bedroom with en suite shower room

Galleried landing | Double bedroom with en suite shower room | Double bedroom with en suite bathroom

Air source heat pump heating system with underfloor heating | Superfast fibre broadband

Tarmac driveway with ample parking | Formal gardens with lawns, planted borders and mature woodland boundary

Far reaching views over Loch Linnhe, towards the isles of Shuna, Lismore, Mull and beyond

About 0.42 Acres

Distances

Port Appin 5 miles, Glencoe 14 miles, Oban 20 miles, Fort William 24 miles, Glasgow Airport 97 miles

(All distances and times are approximate)



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Situation

Tigh an Lios is situated in a quiet setting to the north of the district of Appin, on the coast midway between Oban and Fort William. Overlooking Local Linnhe and enjoying stunning seascapes and rugged and mountainous inland scenery.

One of Scotland's iconic ruined castles, Castle Stalker, occupies one of the tiny rock islands and is a short drive from the property. This is a semi-rural location yet within easy reach of local amenities which include cafés, restaurants with bar and touring/camping park. There are bus connections to and from Oban and Fort William with connections to Glasgow and Inverness.

Appin is generally served by nearby Ballachulish which has amenities to include a well-stocked supermarket, coffee shop, a public house/restaurant, a number of guest houses and a hotel. The property is well situated to take advantage of other local amenities in the area including the pretty village of Port Appin, Barcaladine and Cuil Bay, a well-known beauty spot popular for water sports enthusiasts.

Oban lies about 20 miles to the south and is the largest and principal town of Argyll and offers a varied range of facilities to include a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as a number of churches. This thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail and the airport at North Connel serves private and light charter aircraft.

The property

Tign an Lios is an attractive, architect-designed country house that enjoys an elevated position commanding fabulous views over Loch Linnhe and towards the Isles of Shuna and Lismore. Each of the spacious rooms take full advantage from the lovely views and landscaped gardens.



This impressive home features bright, spacious and flexible accommodation ideal for both entertaining and family life. Tigh an Lios benefits from an economic Air source heat pump with underfloor heating and has also recently been upgraded to fibre superfast broadband with 1GB speeds now available. The property has been well maintained and the generous living accommodation is laid out with the unique option of open-plan living or to be partially closed off if preferred. There are defined areas of living, dining and kitchen yet the room is a hugely sociable living space that benefits from underfloor heating. The dining area is flooded with light and enjoys incredible views with French doors providing access to the garden. In the living area there is a feature fireplace with solid fuel stove with slate, stone and wood surround. There is a prominent use of wood through-out the room to include internal doors, cills, skirting and beams creating a clean, contemporary family home. There is a spacious ground floor bedroom with Jack and Jill style en suite bathroom as well as a utility room. The first floor has a fantastic galleried landing which incorporates a sitting area and a sleeping area and there are two further en suite bedrooms.





The full accommodation is as follows:

Ground floor: entrance reception, open plan living, kitchen and dining room, utility, bedroom with en suite Jack and Jill bathroom.

First floor: 2 double bedrooms (both en suite) and a galleried landing with sitting and sleeping areas.

IT SHOULD BE NOTED: Access to the subjects is by way of private access roadway. Any sale will be subject to formal access rights being granted in favour of the seller.



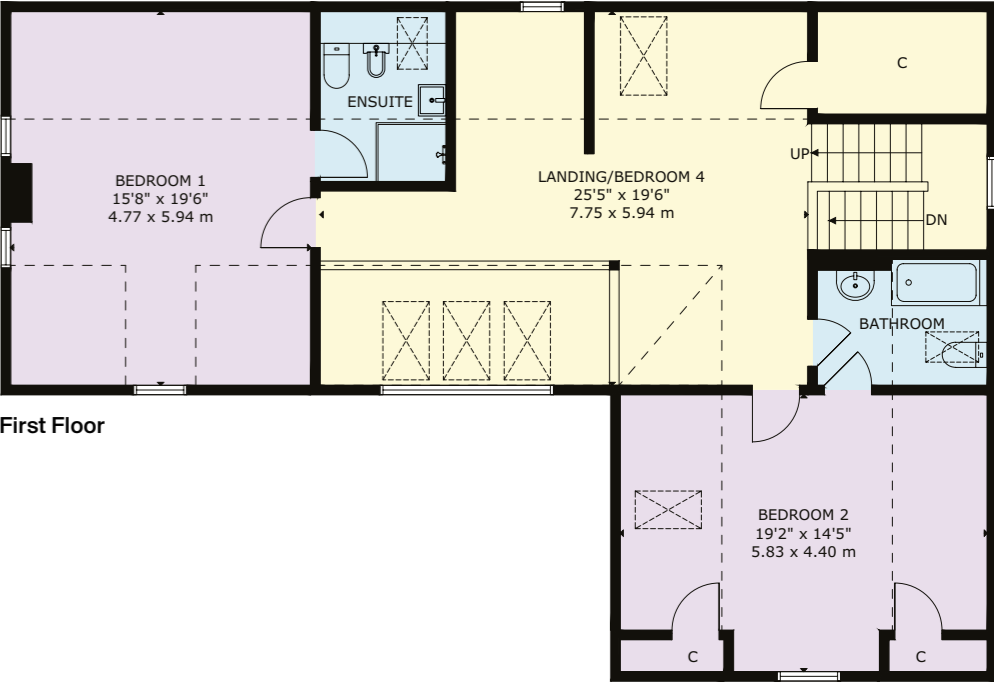
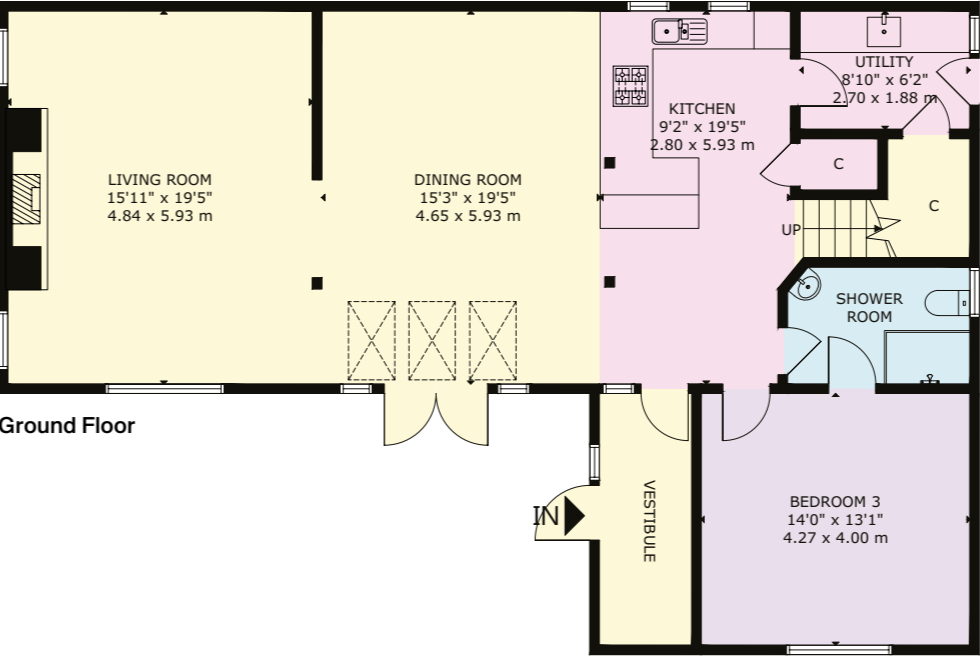


Tigh an Lois, Appin, Argyll & Bute, PA38 4BN

Approximate Gross Internal Floor Area
2,516 sq ft / 233 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens

This delightful property sits in approximately 0.42 acre of ground in a woodland setting. The grounds are well tended and neatly kept with a variety of mature trees, shrubs and lawn. A long driveway provides access to the house where there is outside lighting. The driveway breaks off to form a path to the front and side of the property where there is parking. The front is relatively open with fenced sides forming the boundary. Whilst predominantly grassed there is a small rockery feature to the side if the house.

Directions

From Fort William take the A82 South, passing through Ballachulish until reaching the Oban A828 Road. Continue passing through Kentallen and Duror until reaching the sign for Appin, continue for approximately ½ mile and take the access road on the left signposted Appin Home Farm. Continue up the track, passing ‘Appin Home Farm’ on your left, taking the first track to the right and then turning sharp left at the green sign post for ‘Tigh an Lios’.

What3words

///cliff.savers.majoring

Title Conditions and Rights of Access

There will be a right of access provided to the buyer over the track leading to the property.

Solicitors

MacIntyre & Company, 38 High Street, Fort William, PH33 6AT
Tel: 01397 703231 Email: law@solicitors-scotland.com

Entry

Date of entry is available by arrangement with the seller.



Contents

Fitted carpets and blinds are included in the sale. Additional items of furniture may be available by separate negotiation.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Band
Tigh an Lios	Vacant	Electric central heating by way of air source heat pump (...kW) with underfloor heating, private water supply and private drainage	G	D

Viewing

Strictly by appointment with the Sole Selling Agents Knight Frank (tel 0131 222 9600).

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1.

Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
2.

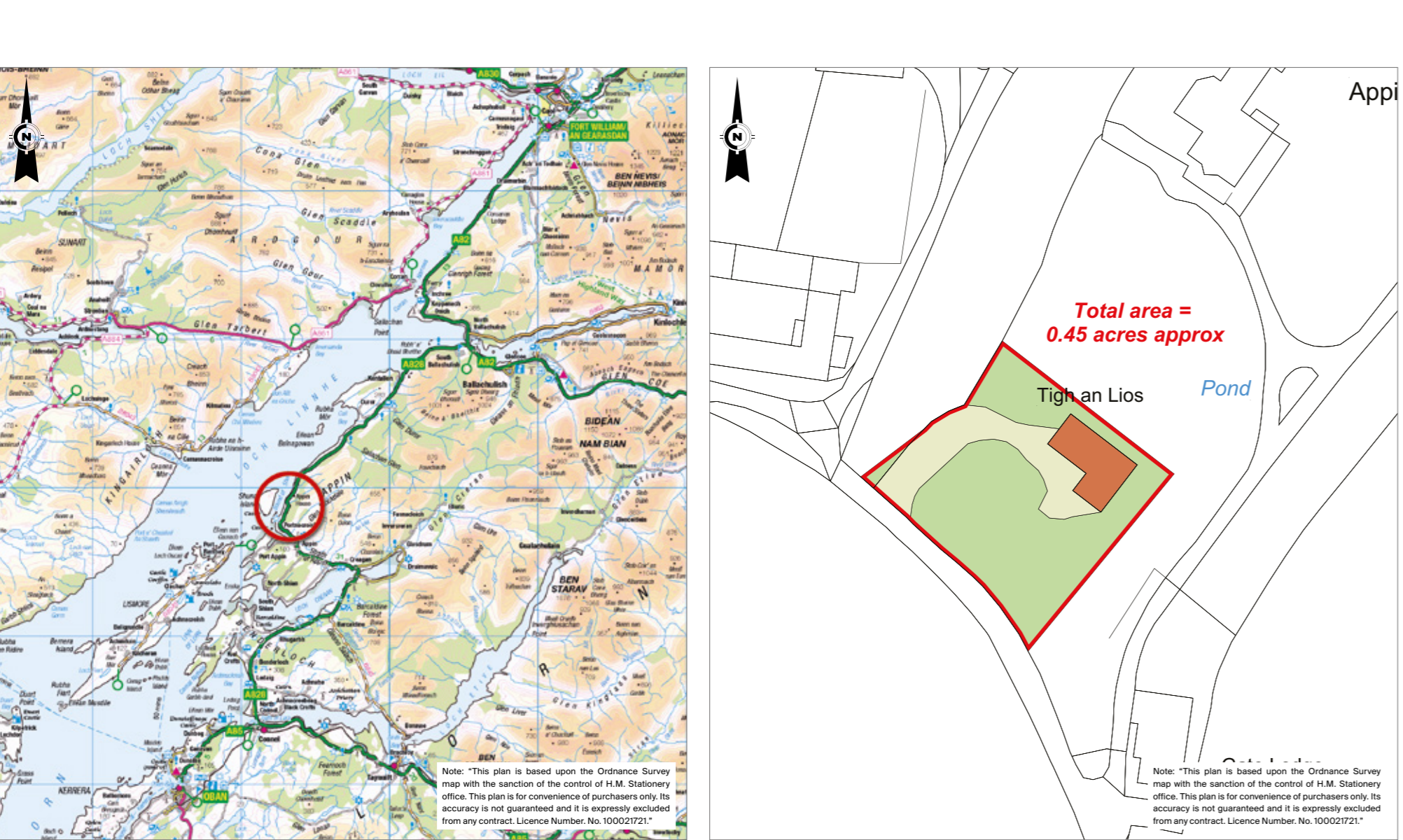
Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold
Local Authority: Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW
Tel: 01546 605522
Council Tax: Band G
EPC Rating: D
Offers over £475,000





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated October 2023.

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