



**SEOL MARA  
6A EASDALE ISLAND  
PA34 4TB**

- **A Delightful Mid-Terraced Cottage**
- **On An Enchanting Inshore Island**
- **Enjoying A Pleasant Open Aspect**
- **Hall : Sitting Room : Kitchen**
- **Bedroom : Bathroom**
- **2 Floored & Lined Attic Areas**
- **Strip Of Garden Area To The Front**

**Guide Price £160,000**

*Easdale Island*, a conservation area, is the smallest permanently inhabited Inner Hebridean Island. Situated in the Firth of Lorne, some 200 metres off Ellenabeich. Easdale lies 16 miles south of the principal West Highland town of Oban. About half a mile long and a quarter of a mile wide, the island is served by a regular passenger ferry. There are no roads or vehicles on Easdale, contributing to the idyllic nature of life on this enchanting inshore island.

*Seol Mara* is a delightful mid-terraced cottage, peacefully situated away the island's main pathways, enjoying a pleasant open aspect, and offers easily managed accommodation, equally well suited as compact permanent home or as a holiday letting property. The cottage benefits from an effective electric heating system and features of note are the modern bathroom and the open plan arrangement of the sitting room/kitchen. The amenity is enhanced by the two spacious, floored and lined attic areas and the small garden area to the front.



### DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to front, coat hooks, ceiling light fitting, carpet tiles.

**Sitting Room:** 5.03m x 3.40m, window to front, window to rear, 2 storage heaters, ceiling light fitting, carpet tiles, open-plan to

**Kitchen:** 2.20m x 1.92m, window to rear, sink unit with stainless steel sink and drainer, cooker, fridge/freezer, wall mounted unit, corner shelving, washing machine, wall tiling, ceiling light fitting, vinyl flooring.

**Bedroom:** 4.97m x 2.71m, window to front, window to rear, 2 fitted cupboards, storage heater, ceiling light fitting, carpet tiles

**Bathroom:** 2.14m x 1.86m, bath with electric shower unit over, whb, wc, wall tiling, heated towel rail, extractor fan, ceiling light fitting, vinyl flooring.

There are two floored and lined **Attic Areas**, accessed from sitting room, measuring 3.97m x 2.77m and 3.66m x 1.52m, both with Velux roof light windows and lights.

### GENERAL INFORMATION

**Services:** Mains electricity and water. Septic tank drainage.

**Council Tax:** Band A. **EPC Rating:** E.

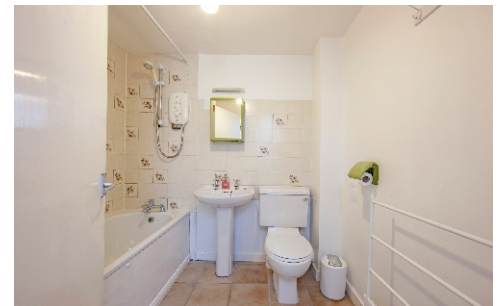
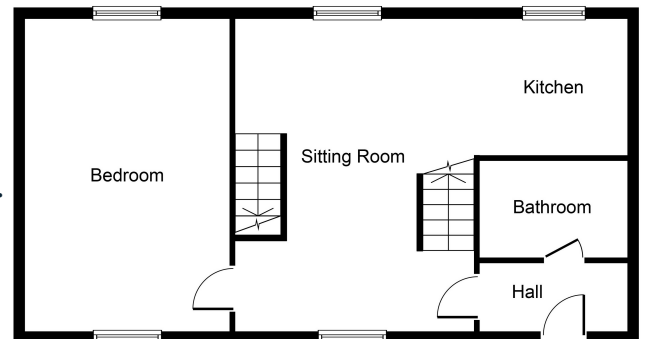
**Home Report:** Available from the Selling Agents.

**Guide Price: One Hundred & Sixty Thousand Pounds (£160,000).**

Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



**IMPORTANT NOTICE :** Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for themselves and for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

