

DAWSONS



**SEABANK COTTAGE
CLACHAN SEIL, BY OBAN, PA34 4TL**

A Most Delightful Detached Cottage Offering Extremely Spacious
And Versatile Accommodation Situated In A Picturesque Rural Area
And Enjoying Outstanding Views Over Seil Sound Towards Balvicar

Porch : Sitting Room : Sun Room : Kitchen : Dining Room
4 Bedrooms One With En-Suite Shower Room
Bathroom : Shower Room

Established Well-Stocked Garden
Detached Garage

Guide Price £360,000

Independent Estate Agents of Argyll and the West Highlands



The picturesque rural community of **Clachan Seil** extends along the shore of Seil Sound, a sought-after area of great natural beauty, situated some 14 miles south of the principal West Highland town of Oban. The area is renowned for its magnificent scenery, excellent sailing and fishing, is steeped in history and rich in flora and fauna. Connected to the mainland by the famous 'Bridge over the Atlantic'. Seil Island has excellent facilities including a well stocked village store/post office, medical centre, 9 hole golf course and a primary school at Ellenabeich, with the Tigh an Truish Inn, within walking distance of the property.

Seabank Cottage is a most delightful detached property situated between the Clachan Seil Bridge and the village of Balvicar on the sought-after seaward side of the single track road and enjoys outstanding views over the Seil Sound towards Balvicar. Particular features of note is the open plan arrangement of the dining room which flows into the sun room designed to fully capture the views and maximise the feeling of light and space. In contrast the sitting room has a cosy feel with open fire. The principal bedroom on the upper floor has an en-suite shower room with the second bedroom also on this level, together with a bathroom. The accommodation is completed by two further generously sized bedrooms on the ground floor sharing a shower room. The easily maintained garden, with garage, affords a good deal of privacy and all adds to the appeal of this most desirable property.

DETAILS OF ACCOMMODATION

Porch: 2.13m x 1.47m, external half glazed door to side, fitted floor standing units, coat hooks, ceiling light fitting, coir matting.

Kitchen: 3.70m x 2.91m, window to side, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl sink with drainer, cooker with ceramic hob and double oven with extractor hood over, fridge/freezer, dishwasher, washing machine, wall tiling, extractor fan, ceiling light fitting, vinyl flooring.

Dining Room: 4.45m x 4.14m, windows to front and to side, storage heater, ceiling light fitting, engineered oak flooring.

Sun Room: 6.50m x 4.64m, glazed external door to side, windows to front and to sides, 2 storage heaters, engineered oak flooring.

Sitting Room: 4.14m x 4.01m, windows to front and to side, solid fuel open fire with slate hearth, stone surround and wooden mantel, storage heater, wall lights, fitted carpet.

Hall with understair storage cupboard with light, linen cupboard housing hot water tank and with shelving, storage heater, wall lights, engineered oak flooring.

Bedroom 3: 3.88m x 3.73m, window to rear, storage heater, ceiling light fitting, fitted carpet.

Bedroom 4: 3.71m x 3.30m, window to rear, storage heater, ceiling light fitting, fitted carpet.





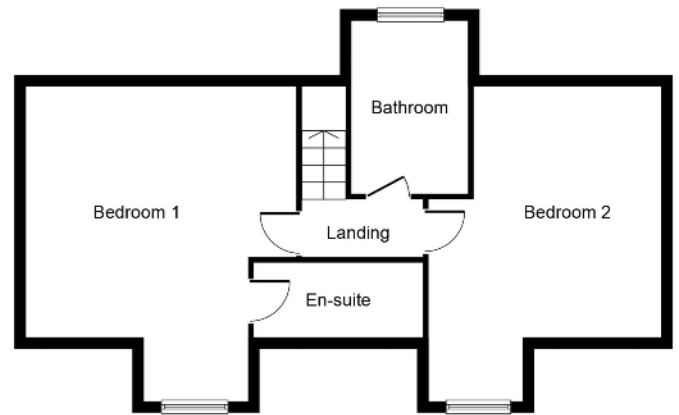
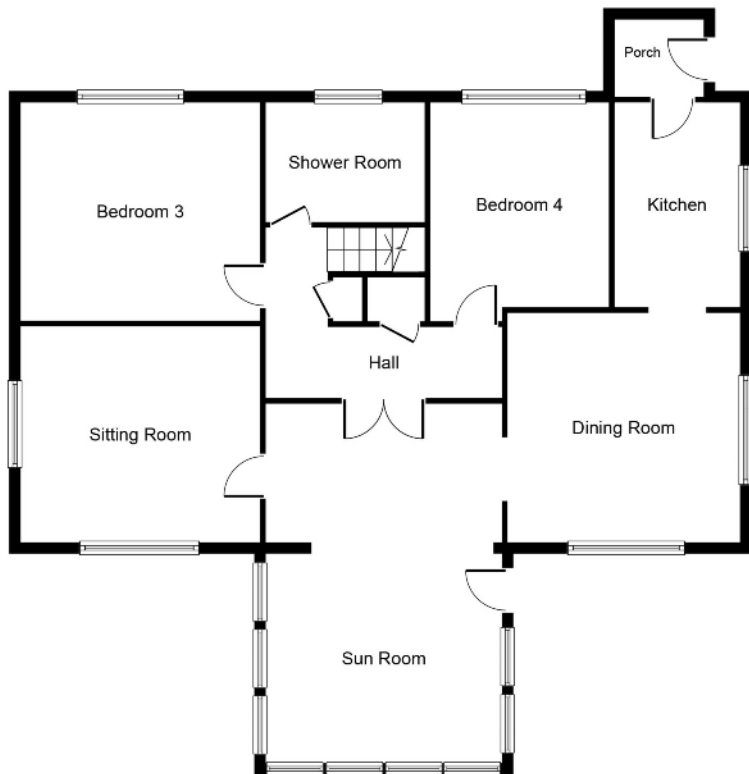
Shower Room: 2.58m x 1.58m, window to rear, shower enclosure with electric shower unit and curtain, whb, wc, wall tiling, heated towel rail, ceiling light fitting, waterproof flooring.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with Velux roof light window, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 1: 5.42m into dormer window x 3.75m at widest, dormer window to front, coombed (sloping) ceiling, panel heater, ceiling light fitting, fitted carpet, **En-Suite:** 1.84m x 1.24m, Velux roof light window, shower enclosure with electric shower unit and curtain, whb, wc, walls fully tiled, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 2: 5.39m into dormer window x 3.10m at widest, dormer window to front, coombed ceiling, Velux roof light window, eaves storage with flooring and light, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.81m x 1.67m, window to rear, bath with electric shower over and glazed screen, whb, wc, heated towel rail, walls fully tiled, extractor fan, ceiling light fitting, vinyl flooring.





GARDEN

Seabank Cottage is accessed off the single track road to Balvicar leading onto a gravelled driveway and parking area. To the front there is a gravelled patio area and the garden then flows on to a large sweep of lawn, all bordered by fencing and an established variety of trees, shrubs and bushes.

Detached Garage with pitched roof, up and over door, pedestrian access, light and power supply.



GENERAL INFORMATION

Services: Mains electricity, water and drainage. **Contents:** Certain items of furnishings may be available by separate negotiation.

Home Report: Available from the Selling Agents. **EPC Rating:** D56.

Rateable Value: £5,200 **Note:** The property would require to be re-assessed for council tax should the property be used for residential purposes. It is currently holiday let.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: Three Hundred & Sixty Thousand Pounds (£360,000). Offers are invited and should be submitted to the Selling Agents.

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



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