



36 ELLENABEICH, EASDALE, BY OBAN, PA34 4RQ

- A Charming End-Terraced Stone Cottage
- Built In The 18th Century For The Slate Miners'
- Situated In A Picturesque Coastal Conservation Village
- Category 'B' Listed Building
- Sitting Room/Kitchen : Two Bedrooms : Bathroom
- Separate Area Of Garden Ground : Timber Shed

Guide Price £210,000

The picturesque coastal conservation village of *Ellenabeich* is delightfully situated on the Firth of Lorne some 16 miles south of the principal West Highland town of Oban on the Island of Seil, connected to the mainland by the famous 'Bridge Over The Atlantic' in an area of outstanding natural beauty, steeped in history and rich in flora and fauna and is renowned for its magnificent scenery, excellent sailing and fishing waters. Services in the village and the surrounding area include shops/post office, primary school, bar/restaurant, medical practice, and a 9 hole golf course, whilst the community hall hosts a variety of activities and events.

Number 36 is a charming traditional stone built end-terraced cottage, category B listed, built for the slate miners' of the eighteenth century, which provides attractively presented accommodation, equally well suited as a holiday home/letting unit or as a compact permanent home. The property benefits from a separate area of well maintained garden ground which all adds to the amenity of this quaint cottage.



DETAILS OF ACCOMMODATION

Hall with external door to front, hatch to roof space, Dimplex panel heater, built in cupboard, ceiling light fitting, tiled flooring.

Sitting Room/Kitchen: 6.62m x 3.48m, **sitting area** with window to front, solid fuel fire with stone surround, slate hearth and mantel, Dimplex panel heater, wall lights, 2 ceiling light fittings, fitted carpet, **kitchen area** with windows to rear, fitted with a range of wall mounted and floor standing units with work tops, cooker with extractor hood over and wall tiling, sink and drainer, washing machine, fridge, 2 fitted cupboards, 3 ceiling light fittings, tiled floor.

Bedroom 1: 3.57m x 2.59m, window to rear, Dimplex panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.62m x 2.05m, window to front, Dimplex panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.02m x 1.78m, bath with electric shower unit over and glazed splash panel, whb in vanity unit, wc, wall tiling, heated towel rail, extractor fan, ceiling light fitting, tiled floor.

GARDEN

Number 36 benefits from an easily managed and well maintained separate area of garden ground with a small lawn and raised decked seating area, bordered by slate walls. **Timber Shed.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage.

Council Tax Band: C. **EPC Rating:** F33. **Home Report:** Available from the Selling Agents.

Guide Price: Two Hundred & Ten Thousand Pounds (£210,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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