



## SEA BREEZES, 21 ELLENABEICH BY OBAN, ARGYLL, PA34 4RQ

- A Quaint End-Terraced Former Slate Miners' Cottage
- Situated In A Picturesque Coastal Conservation Village
- In Need Of Some Cosmetic Upgrading
- Category 'B' Listed Cottage
- Sitting Room : Kitchen : Bedroom
- Shower Room : Box Room
- Solid Fuel Fire : Electric Heating System

**Guide Price £160,000**

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 21* is a quaint traditional stone built end-terraced cottage, category B listed, built for the slate miners' of the eighteenth century. Although in need of some cosmetic upgrades, the characterful property is equally well suited as a holiday home/letting unit or as a compact permanent residence. Of particular note is the exposed stone feature in the hall and surrounding the fireplace in the sitting room. Externally the cottage enjoys a small area of garden to the front, surrounded by a low wall, with enough space for a display of plant pots and a seating area.



## DETAILS OF ACCOMMODATION

**Hall** with external door to front, cupboard housing hot water tank and with shelving, coat hooks, storage heater, recessed ceiling lights, pendant light, tiled floor.

**Sitting Room:** 4.47m x 3.18m, window to front, solid fuel fire with stone surround, slate hearth and wooden mantel, storage heater, recess with shelving, ceiling light fitting, fitted carpet.

**Kitchen:** 2.98m x 1.76m, Velux roof light window, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink with drainer, cooker, washing machine, fridge, wall tiling, ceiling light fitting, tiled floor.

**Bedroom:** 2.47m x 2.44m, window to front, ceiling light fitting, fitted carpet.

**Box Room:** 2.35m x 1.96m, window to rear, panel heater, ceiling light fitting, fitted carpet.

**Shower Room:** 1.68m x 1.62m 'L' shaped, window to side, shower enclosure with electric shower unit, tiling and shower curtain, whb, wc, wall mounted fan heater, extractor fan, ceiling light fitting, tiled floor.

## GENERAL INFORMATION

**Services:** Mains water and electricity. Private drainage.

**Council Tax:** Band B. **EPC Rating:** E51. **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.

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

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



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