

**DAWSONS**



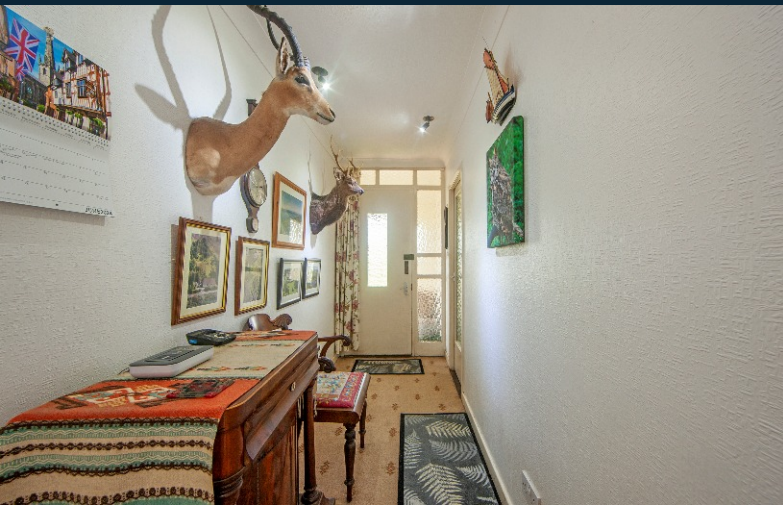
**INNISHAIL  
CLACHAN SEIL, BY OBAN, ARGYLL, PA34 4TJ**

A Detached Property Of Non-Conventional Dorrans Construction Enjoying Fabulous Sea And Countryside Views Set In Extensive Grounds Of Around One And A Quarter Acres Which Extend To The Shores Of Seil Sound

Hall : Sitting Room : Kitchen : Dining Room : Conservatory  
Principal Bedroom With En-Suite Shower Room  
3 Further Bedrooms : Bathroom

Garage : Timber Studio : Polytunnel : Greenhouse

**Guide Price £325,000**



The picturesque rural community of Clachan Seil extends along the shores of Seil Sound, which is connected to the mainland by the famous 'Bridge over the Atlantic', in an area renowned for its outstanding natural beauty with excellent sailing, fishing and diving, being just a few of the interests that can be enjoyed in the area. Local services on the island include an excellent village store/post office and 9 hole golf course, a doctors surgery, village hall, primary school, a boatyard and two pubs with restaurants, The Oyster Bar at Ellenabeich and the Tigh An Truish, at Clachan Seil. The town of Oban, some 14 miles to the north, supports a wide variety of shops, leisure facilities, recreational and professional services and a general hospital. It also 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.

**Innishail** is a very pleasant detached bungalow of non-traditional Dorran construction, offering extremely spacious accommodation and enjoying a most desirable shore-side position just off the single track road that leads on to Ellenabeich and the ferry to the Island of Easdale and to Cuan and the ferry to the Island of Luig. Sitting in a slightly elevated position the property has enviable views over the lawn that sweep down to the shoreline, across the Seil Sound and to the hills and countryside beyond. Although in need of some cosmetic modernisation to bring it up to present day standard of appointment, the property presents as an excellent opportunity for a purchaser to upgrade to their own style and enjoy a property set in extensive grounds that offer a great degree of privacy and with the unique and sought-after appeal of shore frontage.

### DETAILS OF ACCOMMODATION

**Vestibule** to front with external double doors, tiled floor and door to **Hall** with electric heater, ceiling light fitting, fitted carpet.

**Sitting Room:** 5.70m x 4.24m plus area at window, bay window to front with window seat, window to conservatory, inset multi-fuel stove with tiled hearth, wood surround and mantel, electric heater, ceiling light fitting, recessed ceiling lights, fitted carpet.

**Kitchen:** 4.26m x 4.14m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, stainless steel double sink with drainer, ceramic hob with extractor hood over, double oven, fridge, freezer, wall tiling, cupboard housing hot water tank, cupboard housing electrics and solar panel controls, hatch to roof space, recessed ceiling lights, ceiling light fitting, wood effect vinyl flooring.

**Dining Room:** 2.54m x 2.90m, electric heater, ceiling light fitting, tile effect vinyl flooring, French doors to **Conservatory:** 5.44m x 3.09m, French doors to front and to rear, windows to front, side and rear, ceiling light fitting with fan, tiled floor.

**Rear Vestibule:** 2.07m x 1.77m, with external door to rear, window to rear, washing machine, tumble dryer, coat hooks and rail, 2 ceiling light fittings, vinyl flooring.





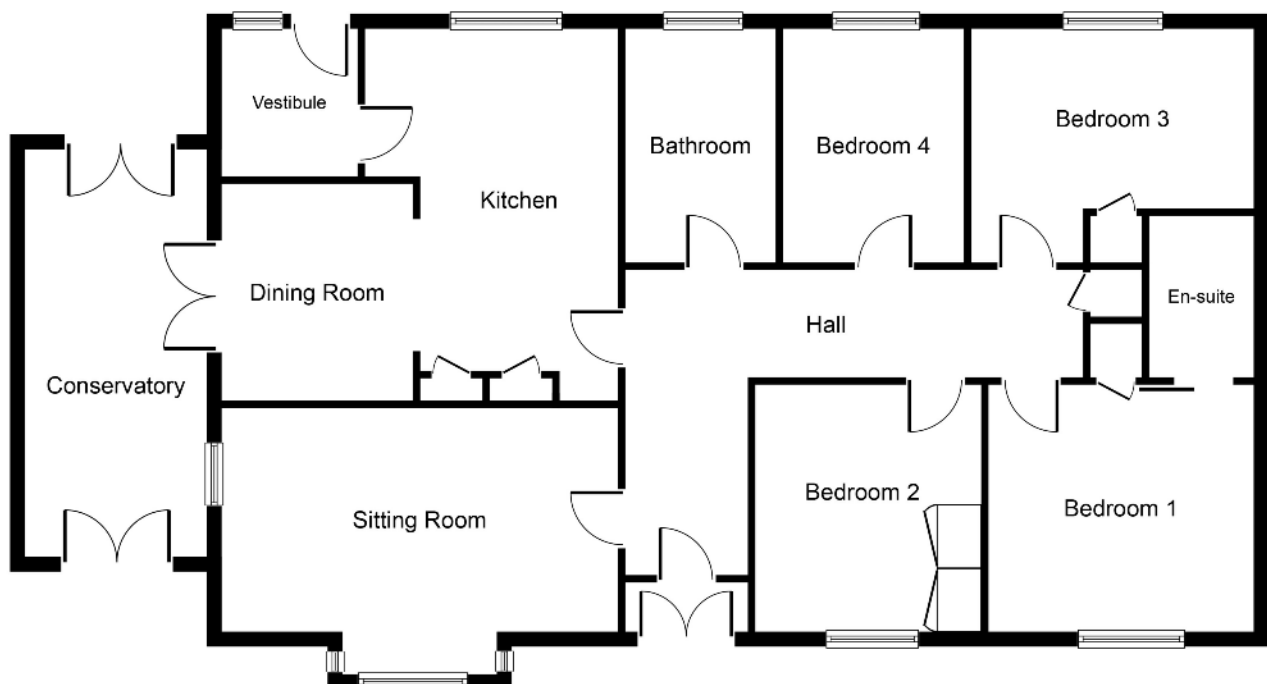
**Bedroom 1:** 4.13m x 3.49m, window to front, built-in wardrobe, electric heater, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 2.18m x 2.03m, walk-in shower enclosure with electric shower unit, waterproof wall panelling and glazed splash panel, whb and wc in vanity unit with mirror cabinet, light and waterproof wall panelling over, shelved recess, extractor fan, recessed ceiling lights, wood effect laminate flooring.

**Bedroom 2:** 4.04m x 4.14m, window to front, whb with mirror and light over, electric heater, fitted wardrobe, fitted cupboard with shelving, ceiling light fitting, fitted carpet.

**Bedroom 3:** 3.88m x 2.62m plus area at door, window to rear, built-in cupboard with shelving, electric heater, ceiling light fitting, fitted carpet.

**Bedroom 4:** 3.22m x 3.19m, window to rear, electric heater, ceiling light fitting, fitted carpet.

**Bathroom:** 3.18m x 1.88m, window to rear, bath with electric shower over and wall tiling, whb with mirror and light over, wc, wall mounted heater, heated towel rail, ceiling light fitting, fitted carpet.





## GARDEN

*Innishail* is set in gently sloping grounds extending to one and a quarter acres, with sweeping lawns extending to the shore-line, bordered with a display of mature shrubs, bushes and trees and with a patio area that gives panoramic views across the garden. To the rear there is a gated access leading to a parking area.

*Garage* with light and power. *Timber /Studio* with light and power.

*Greenhouse. Polytunnel. Fruit Cages. Log Store.*

A *Mooring* may be available through application to Seil Sound Moorings Association.



## GENERAL INFORMATION

**Services:** Mains water and electricity. Private drainage. Roof mounted solar panels which are income generating.

**Council Tax Band:** E. **EPC Rating:** F35.

**Home Report:** Available from the Selling Agents. A **Structural Engineer's Report** is also available on request.

**Guide Price: Three Hundred & Twenty Five Thousand Pounds (£325,000).** Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior appointment 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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