

**DAWSONS**



**ARD SHONA  
BLACKMILL BAY, TOBERONOCHY  
ISLE OF LUING, PA34 4TZ**

A Most Appealing Detached Property Situated In An Idyllic Spot Enjoying  
Magnificent Unobstructed Views Westwards Across The Sound Of Luing  
To The Islands Of Lunga And Scarba

Hall : Open-Plan Kitchen/Dining/Living Room : Sitting Room  
4 Bedrooms (2 With En-Suite Cloakrooms)  
Shower Room : Bathroom : Utility Room

Established Garden Grounds Extending Close To The Shoreline  
Detached Workshop : Timber Shed : Log Store

**Guide Price £420,000**

Independent Estate Agents of Argyll and the West Highlands





The **Island of Luing** is an enchanting small inshore island situated about 15 miles south of the principal west highland town of Oban with an excellent car ferry service for the short journey across from the mainland. Local amenities on the island include a shop with post office, community halls and a visitor centre with licensed cafe and restaurant. A more comprehensive range of services including professional and recreational facilities is to be found in Oban. The island has changed little over the past centuries, remaining a place of great tranquility and natural beauty with an abundance of flora and fauna and stunning sea and island views.

**Ard Shona** is situated in an idyllic spot at **Blackmill Bay**, a small settlement close to the village of Toberonochy and enjoys magnificent unobstructed views from its shore side position over the Sound of Luing to the Islands of Lunga and Scarba. This most appealing one and a half storey property has been extremely well maintained by the current owners with upgrades including replacement windows in 2022 and a replacement roof in 2014, and offers well proportioned accommodation with a particular feature being the bright and spacious open plan kitchen/dining/living room with multi-fuel stove and large windows designed to fully capture the breath taking views. In contrast the sitting room, also with multi-fuel stove, provides a cosy room for winter evenings. The utility room, bathroom and one of the four bedrooms complete the ground floor accommodation, with an impressive staircase with glazed paneling leading the upper floor and the further bedrooms. In addition the property benefits from excellent storage and an efficient oil-fired central heating system. The delightful established garden with paved patio and access to the shore all adds to the charm of this impressive home.

### DETAILS OF ACCOMMODATION

**Hall** with half glazed external door to front, window to front, central heating radiator, wall lights, slate floor tiles.

**Open-Plan Kitchen/Dining/Living Room:** 8.76m x 7.17m into bay window, French doors and windows to rear, window to side, inset multi-fuel stove on slate hearth, fitted shelving with cupboards below, 3 central heating radiators, fitted with a range of wall mounted and floor standing kitchen units with worktops, gas 5 ring hob with extractor over, Bosch double oven, integrated fridge, 1½ bowl sink and drainer, wall lights, recessed ceiling lights, pendant lights, slate floor tiles at kitchen area and wood effect laminate to other areas.

**Sitting Room:** 4.35m x 4.29m, windows to rear and to side, inset multi-fuel stove on slate hearth, fitted shelving with cupboard below, central heating radiator, wall lights, ceiling light fitting, wood effect laminate flooring.

**Bathroom:** 2.88m x 2.37m, window to front, bath with hand held shower attachment, shower enclosure with glazed door, whb with mirror and light over, wc, heated towel rail, walls fully tiled, recessed ceiling lights, slate floor tiles.

**Utility Room:** 2.82m x 2.37m, window to front, half glazed external door to side, fitted with a range of wall mounted and floor standing units with worktops, sink and drainer, washing machine, freezer, central heating boiler, heated towel rail, ceiling light fitting, recessed ceiling lights, slate floor tiles.





**Bedroom 4:** 3.80m x 2.96m, windows to side and to rear, central heating radiator, wall lights, fitted carpet.

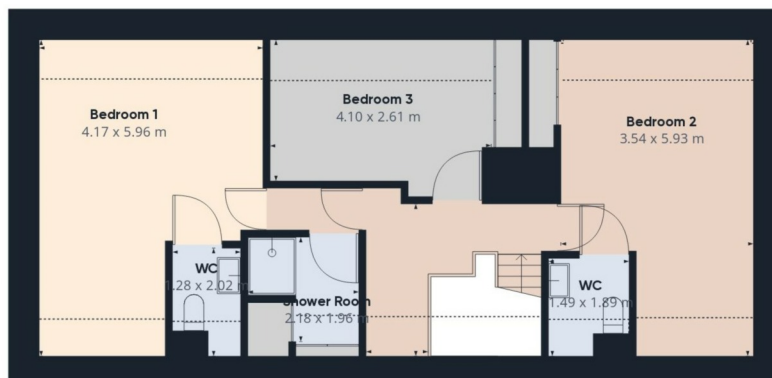
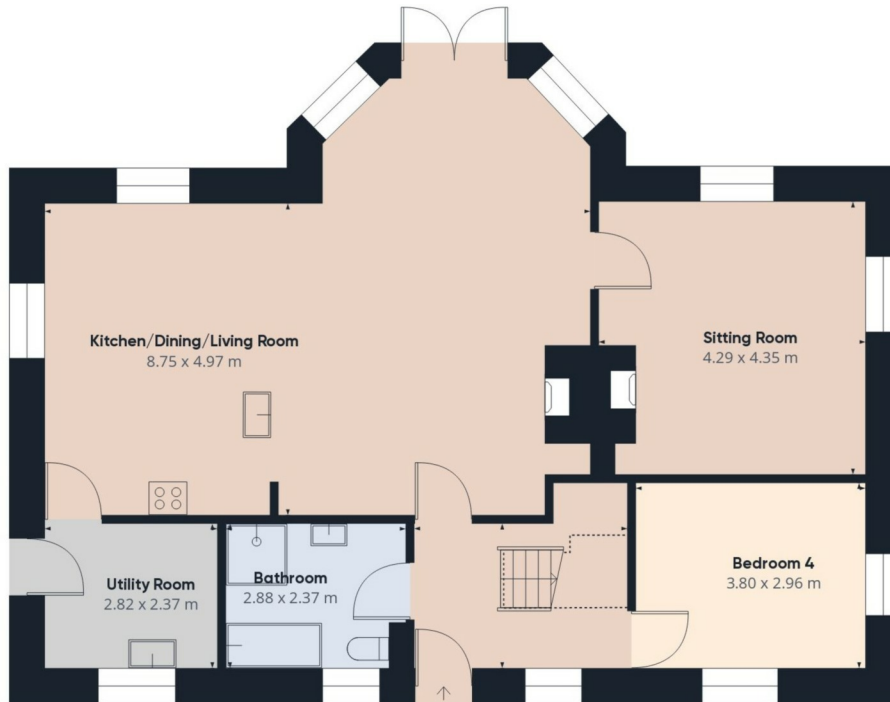
A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with Velux roof light window to front, eaves access, central heating radiator, ceiling light fitting, fitted carpet and door to **Inner Hall** with recessed ceiling lights, fitted carpet.

**Bedroom 1:** 5.96m x 4.17m, coombed (sloping) ceiling, Velux windows to front and to rear, fitted wardrobes and drawer units, eaves access, central heating radiator, hatch to roof space, wall lights, ceiling light fitting, fitted carpet, **En-Suite:** 2.02m x 1.28m, whb in vanity unit with mirror and light over, wc, eaves access, heated towel rail, wall tiling, extractor fan, recessed ceiling lights, tiled floor.

**Bedroom 2:** 5.93m x 3.54m, coombed ceiling, Velux windows to front and to rear, fitted wardrobes and drawer units, eaves access, central heating radiator, hatch to roof space, wall lights, ceiling light fittings, fitted carpet, **En-Suite:** 1.89m x 1.49m, coombed ceiling, whb in vanity unit with mirror over, wc, eaves access, wall lights, recessed ceiling lights, extractor fan, tiled floor.

**Bedroom 3:** 4.10m x 2.61m, coombed ceiling, 2 Velux windows to rear, fitted wardrobes and drawer units, eaves access, central heating radiator, hatch to roof space, recessed ceiling lights, fitted carpet.

**Shower Room:** 2.18m x 1.96m, coombed ceiling, shower enclosure with waterproof wall panelling and glazed door, fitted units, eaves access, heated towel rail, extractor fan, recessed ceiling lights, tiled floor.







## GROUNDS

*Ard Shona* enjoys an easily managed level garden, made up mainly of areas of lawn with a delightful mixture of established shrubs and bushes, together with a combination of feature low slate walls. Access is over a shared track leading to a gravelled parking area with gravel pathways surrounding the property. To the rear there is a paved patio from which the fabulous views can be enjoyed, with French doors leading from the living room. The boundaries are made up of slate walls and timber fencing, with a timber gate giving access to the shore.

**Detached Workshop:** 6.57m x 2.96m, 2 pedestrian access doors, windows to front and to rear, fitted units, light and power.

**Timber Shed, Log Store.**

## GENERAL INFORMATION

**Services:** Mains electricity, private shared drainage and private shared water supply. Oil-fired central heating. LPG gas for hob.

**Home Report:** Available from the Selling Agents. **EPC Rating:** C69. **Council Tax Band:** F.

**Contents:** Items of furniture and furnishings may be available by separate negotiation.

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

**Guide Price:** **Four Hundred & Twenty Thousand Pounds (£420,000)**. 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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