

DAWSONS



**EALACHAN BHANA
CLACHAN SEIL, ISLE OF SEIL, BY OBAN, PA34 4TL**

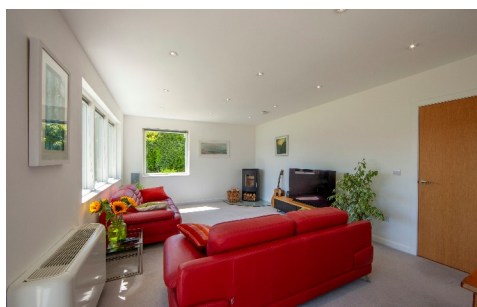
A Beautifully Presented And Extremely Impressive Detached Property
With Self-Contained Annex Enjoying Excellent Views
Towards Balvicar Bay

Entrance Hall : Sitting Room : Open Plan Kitchen/Dining Room
Principal Bedroom With En-Suite Shower Room
2 Further Bedrooms : Bathroom : Utility Room
Annex With Combined Living/Dining/Kitchen
Bedroom With En-Suite Shower Room

Magnificent Established Garden

Offers Over £420,000

Independent Estate Agents of Argyll and the West Highlands



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, both of which are within walking distance of the property, 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, as well as a local bus service to the Isle of Seil.

Ealachan Bhana is an extremely impressive one and a half storey detached property with self contained annex which offers scope and versatility for a variety of uses, including extended family or holiday letting purposes, subject to Argyll & Bute Council licensing, or could easily be used as part of the main house. Enjoying excellent views towards Balvicar Bay, the beautifully presented accommodation has been extensively upgraded and modernised by the current owners to an exacting standard of appointment, with the main house benefiting from a Daikin air source heating system, augmented by a log burning stove in the sitting room and the annex served by electric heating. With a feeling of light and space throughout, a particular feature of note is the spacious kitchen/dining room fitted with contemporary units and full height windows giving maximum enjoyment of the view from the dining area, together with the superb sitting room with French doors leading on to the decked seating area. The magnificent garden, which has been meticulously cared for, adds to the desirability of this very fine property.

DETAILS OF ACCOMMODATION

Entrance Hall with external door to side, glazed door to side decked seating area, built-in cupboard with electric smart meter and fuse box, radiator, recessed ceiling lights, Karndean flooring.

Utility Room: 2.25m x 1.00m, window to side, stainless steel sink and drainer with cupboard below, washing machine, extractor fan, recessed ceiling lights, Karndean flooring.

Open Plan Kitchen/Dining Room: 7.20m x 4.59m, glazed panels to front and to rear, windows to side, fitted with a range of wall mounted and floor standing units with work tops, island unit, stainless steel sink, integrated dishwasher, Rangemaster cooker with extractor hood over, Bosch fridge/freezer, cupboard housing Daikin air source heat pump internal unit, 2 radiators, wall tiling, recessed ceiling lights with dimmer, Karndean flooring.

Sitting Room: 6.78m x 3.66m, French doors to front decked seating area, glazed panels to front, window to side, Jotul log burner stove on glazed hearth, understair cupboard, radiator, recessed ceiling lights with dimmer, fitted carpet.

Inner Hall with recessed ceiling lights, Karndean flooring.

Study/Bedroom 3: 3.71m x 3.35m, window to rear, radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.24m x 2.43m, windows to rear, bath with tile surround, shower enclosure low rise with glazed sliding doors, Hansgrohe shower unit and waterproof wall panelling, whb in vanity unit with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, Karndean flooring.

A carpeted staircase rises from the **Sitting Room** to the **Upper Floor Landing** with Velux roof light window, large built-in cupboards, one housing hot water tank, eaves access, recessed ceiling lights, fitted carpet.





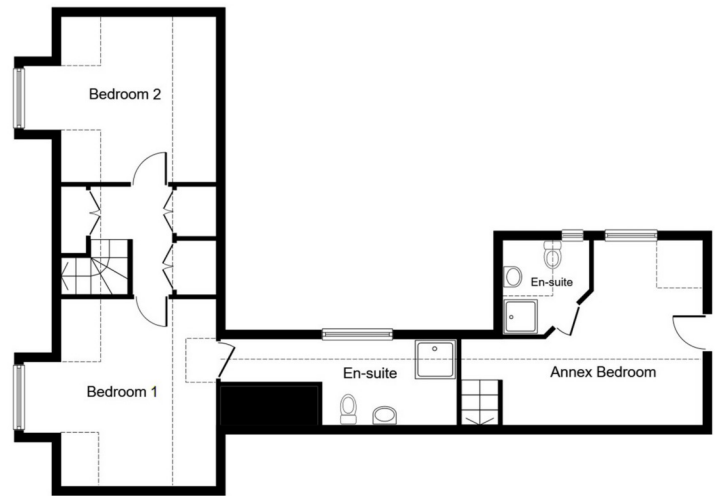
Bedroom 1: 4.62m x 4.52m, dormer window to front, coombed (sloping) ceiling, eaves access/storage, radiator, ceiling light fitting, fitted carpet, **En-Suite:** 2.40m x 1.76m, window to side, coombed ceiling, shower enclosure low rise with glazed sliding doors, Hansgrohe shower unit and waterproof wall panelling, whb with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 2: 4.62m x 3.96m, dormer window to front, coombed ceiling, radiator, ceiling light fitting, fitted carpet.

A door leads from the **Entrance Hall** to the **Self-Contained Accommodation**

Living/Dining/Kitchen: 5.60m x 4.70m, external door to side, windows and glazed panels to both sides, wall mounted electric fire, wall mounted and floor standing units with worktops, integrated fridge/freezer, Hotpoint electric cooker with extractor hood and stainless splash panel over, stainless steel sink and drainer, wall tiling, under-stair cupboard, Dimplex panel heater, ceiling light fittings, recessed ceiling lights, Karndean flooring.

A carpeted staircase rises to the **Bedroom:** 5.48m x 3.94m, coombed ceiling, Velux roof light window, glazed external door to rear with steps to garden, window and glazed panel to side, Dimplex panel heater, ceiling light fitting, fitted carpet, **En-Suite:** 1.94m x 1.87m, window to side, coombed ceiling, shower enclosure low rise with glazed sliding doors Mira electric shower unit and waterproof panelling, whb, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.





GARDEN

Ealuchan Bhana benefits from a magnificent garden which has been thoughtfully created and meticulously cared for, providing areas of lawn, together with a splendid combination of plants, shrubs and bushes, raised flower beds and a rewilding area. The property also has external lighting. To the front there is a decked (composite) seating area, with a paved seating area to the side and a further seating area to the rear, which gives enjoyment of the garden from many different aspects. Access is through metal gates to a large gravelled parking area with gravelled paths extending round the property and paved pathways through the garden. In addition, there is a further area of ground to the far side of the entrance which is laid to lawn with raised vegetable beds.

Timber Shed with windows to front and side, with shelving and storage units. **Log Store.**

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Daikin air source heat pump to main house with electric heating to the annex.

Council Tax Band: F. **EPC Rating:** D63 overall, C72 for the main house only.

Home Report: Available from the Selling Agents.

Offers Over: Four Hundred & Twenty Thousand Pounds (£420,000). 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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