



IONA, 7 BALVICAR CHALETS, BALVICAR, BY OBAN, ARGYLL, PA34 4TE

- **A Beautifully Presented Detached Timber Chalet**
- **Enjoying Partial Sea Views & With Shore Access**
- **Open Plan Sitting Room/Kitchen/Dining Room**
- **2 Bedrooms : Shower Room**
- **Veranda : Level Garden : Timber Shed**
- **Currently Successfully Holiday Let**
- **Equally Suited As A Permanent Home**

Guide Price £185,000

The delightful former slate mining village of **Balvicar** is situated around Balvicar Bay on the Island of Seil, 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.

Iona, built in the early 1980s by a local builder, is a beautifully presented chalet, with partial sea views, situated in a small ribbon of similar properties along a quiet track on the fringe of the village, and in common with the neighbouring properties enjoys a right of access to the shore, by way of a timber stepped pathway. **Iona** was fully refurbished and upgraded by the current owners in 2016 with fixtures and fittings of an extremely high quality, including re-wiring, re-plumbing and with additional insulation added. It also benefits from an efficient electric heating system augmented by a wood burning stove with particular features of note being the vaulted ceiling with oak beams, the wood laminate flooring that was replaced in November 2023 and the full height glazing in the sitting/dining area, filling the room with light and giving access to the veranda, all adding to the appeal of this impressive property.



DETAILS OF ACCOMMODATION

Sitting/Dining Room: 4.97m x 4.77m, half glazed external door to side, glazed panels, windows and French doors to front giving access to a timber **Veranda**, wood burning stove on slate hearth, Rointe electric heater, wall lights, vaulted ceiling with feature oak beams, ceiling light fittings, wood laminate flooring.

Kitchen Area: 2.45m x 1.86m, window to side, fitted with a range of floor standing and wall mounted units with wood work tops, stainless steel sink and drainer, AEG oven, induction hob and extractor chimney, integrated dishwasher, fridge and combined washer/dryer, recessed ceiling lights, wood laminate flooring.

Bedroom 1: 2.86m x 2.20m, window to front, Rointe electric heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.86m x 2.21m, window to rear, Rointe electric heater, ceiling light fitting, fitted carpet.

Shower Room: 2.25m x 1.79m, window to rear, shower enclosure with electric shower unit and sliding doors, whb, wc, heated towel rail, wall tiling, hatch to roof space, extractor fan, recessed ceiling lights, tiled floor with under floor heating.

GARDEN

Iona is surrounded by a good sized, easily maintained, level garden laid mainly to grass, enclosed by timber fencing and bordered with a variety of established trees and bushes. To the front there is a large timber veranda and to the side a parking area. There is also a gated access, from the track, to the development. In common with the neighbouring properties, **Iona** enjoys a right of access to the shore by way of a timber stepped pathway.



GENERAL INFORMATION

Services: Mains electricity and water. Shared private drainage.

EPC Rating: D63.

Home Report: Available from the Selling Agents.

Rateable Value: £1,650. The property is currently rated as a holiday letting business. Should the purchaser use the property for residential purposes a change back to **Council Tax Banding** would be required. The property was previously Band A.

Contents: Items of furniture and furnishings are available by separate negotiation.

Note: Responsibility for the maintenance and repair of the common areas is shared on an equitable basis with the other owners.

Guide Price: One Hundred & Eighty Five Thousand Pounds (£185,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agent.

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

Short Term Letting Licence: The current owners have the appropriate licence from Argyll & Bute Council and all documentation to comply with this is in place. The Electrical Condition Report is valid until 2028.



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