



## 4 CNOC BEAG BALVICAR BY OBAN, PA34 4TH

- A Delightful Mid-Terraced Bungalow
- Situated In A Picturesque Rural Area
- Enjoying Pleasant Views Towards Balvicar Bay
- Porch : Hall : Sitting Room : Kitchen : Sun Room
- 2 Bedrooms : Bathroom
- Garden Area : Shared Parking

**Guide Price £155,000**

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.

**4 Cnoc Beag** is a delightful mid-terraced bungalow, in a small development of similar properties situated on the fringe of the village and enjoys pleasant open views over the surrounding countryside towards Balvicar Bay. Offering well proportioned accommodation the property benefits from an effective electric heating system augmented by a multi-fuel stove in the sitting room. The sun room extension is an excellent addition, designed to take full advantage of the views and all adding to the appeal of this easily managed home.





## DETAILS OF ACCOMMODATION

**Porch** with half glazed external door to front, coat hooks, ceiling light fitting, tiled floor.

**Hall** with cupboard housing hot water tank, further storage cupboard, hatch to roof space, 2 ceiling light fitting, fitted carpet.

**Sitting Room:** 4.72m x 3.24m, window to rear, multi-fuel stove on raised hearth, electric panel heater, ceiling light fitting, wood effect laminate flooring.



**Sun Room:** 3.63m x 1.83m, half glazed external door to side, windows to rear and to sides, recessed ceiling lights, fitted carpet.

**Kitchen:** 3.24m x 2.89m, window to front, fitted with a range of wall mounted and floor standing units with worktops, Belfast style sink, cooker, plumbed for washing machine, wall panelling, ceiling light fitting, wood flooring.



**Bedroom 1:** 4.35m x 3.26m, window to rear, built-in wardrobes with sliding doors, panel heater, ceiling light fitting, fitted carpet.

**Bedroom 2:** 3.31m x 3.21m, window to front, storage heater, ceiling light fitting, wood flooring.

**Bathroom:** 2.15m x 2.00m, window to front, bath with electric shower over and wall tiling, whb, wc, storage heater, ceiling light fitting, vinyl flooring.

## GARDEN

**4 Cnoc Beag** has an easily managed area of garden, open to the front and enclosed by fencing to the rear. Shared car parking.

## GENERAL INFORMATION

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

**Council Tax Band:** C. **EPC Rating:** D62.

**Home Report** available from the Selling Agents.

**Guide Price: One Hundred & Fifty Five Thousand Pounds (£155,000).** Offers are invited and should be submitted to the Selling Agents.

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

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

**IMPORTANT NOTICE :** Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

**rightmove**  
find your happy

**Zoopla**  
Smarter property search

**PrimeLocation.com**

**The Property Ombudsman**

**APPROVED CODE**  
TRADING STANDARDS UK

**MAYFAIR**  
OFFICE.CO.UK

**DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX**  
**T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk**