

# DAWSONS



## **CREACHAN APPIN, PA38 4BN**

**A Detached Bungalow Of Timber Construction Offering Exceptional Potential Situated In A Most Envable Position In Grounds Extending To Around 14 Acres Which Provide An Excellent Degree of Privacy And Seclusion**

**Halls : Sitting Room : Dining Room/Kitchen : Sun Room With Veranda  
3 Bedrooms : Study : Shower Room : Cloak Room**

**Outbuildings**

**Guide Price £360,000**

**Independent Estate Agents of Argyll and the West Highlands**





**Appin** and **Port Appin** are delightful scattered rural communities situated between Loch Creran and Loch Linnhe in an area of outstanding natural beauty with an abundance of flora and fauna. Local amenities include a well stocked community Co-op shop/post office, hotels and restaurants, a medical practice, garage/filling station, two churches, garden centre and a primary school with nursery. There is a vibrant community life with two village halls which hold a variety of social events including group activities/clubs. The principal West Highland towns of Fort William and Oban, providing a more comprehensive range of supermarkets, professional services and leisure facilities are both within easy reach. Inverness and the major cities and international airports of the central belt are within a comfortable driving distance.

**Creachan** is a detached, extended timber bungalow and although requires some investment to bring it up to a higher standard of appointment does offer exceptional potential in a most enviable setting of scenic beauty surrounded by 14 acres of lawns and woodland, situated just off Stalker Brae on the fringe of the village of Appin. The current owner purchased the property in 1968 and have over the years, amongst other necessary upgrades, added two extensions and had an LPG gas heating system installed. This together with the multi-fuel stove in the sitting room provides ample heating for the property. The versatile accommodation comprises of three bedrooms, together with a study, a spacious kitchen/dining room and a cosy sitting room, which leads on to a sun room with veranda. To complete the accommodation there is a cloakroom, shower room, utility room and porch and in addition the property has excellent storage. In all, Creachan provides a rarely available and unique opportunity for a purchaser to own a property in this sought-after areas surrounded by extensive grounds which provide an excellent degree of privacy and seclusion.

### DETAILS OF ACCOMMODATION

**Entrance Hall** with glazed external door to front, fitted cupboards, recess with shelving, 2 ceiling light fittings, wood effect laminate flooring.

**Inner Hall** with built-in cupboards and fitted cupboards, central heating radiator, heated towel rail, coat hooks, hatch to roof space, ceiling light fitting, wood effect laminate flooring.

**Sitting Room:** 6.27m x 4.64m, window to rear and to side, inset multi-fuel stove on slate hearth, 3 central heating radiators, fitted shelving, hatch to roof space, 4 ceiling light fittings, wood effect laminate flooring.

**Sun Room:** 6.03m x 2.31m, patio doors to **Veranda**, glazed panels to front, windows to side, glazed roof panels, roof windows, central heating radiator, wall lights, wood effect laminate flooring.

**Kitchen:** 6.042m x 3.48m, window to rear, windows to side, fitted with a range of wall mounted and floor standing units with work tops, double stainless steel sink with drainer, integrated dishwasher, 6 burner gas hob with extractor over, oven, wall shelving, wall tiling, 3 central heating radiators, glazed roof panel, ceiling light fittings, wood effect laminate flooring.

**Rear Porch:** 2.27m x 1.99m, 2 external doors to garden, window to rear, gas boiler, coat hooks, fitted shelving, ceiling light fitting, wood effect laminate flooring.

**Utility Room:** 4.78m x 3.61m at widest, fitted with a range of wall mounted and floor standing units with work tops, 2 pull out larder cupboards, plumbed for washing machine, ceramic sink, ceiling light fitting, wood effect laminate flooring.







**Study:** 3.55m x 2.09m, window to rear, central heating radiator, fitted shelving, ceiling light fitting, fitted carpet.

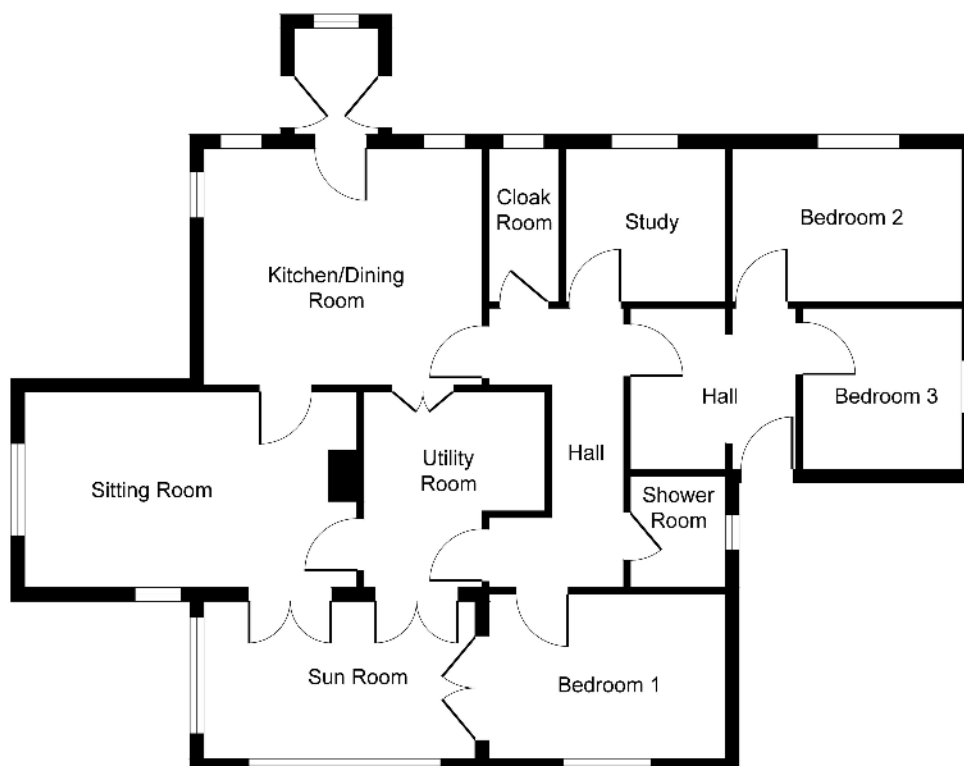
**Cloak Room** with window to rear, whb, wc, central heating radiator, fitted shelving, ceiling light fitting, cork tiled flooring.

**Bedroom 1:** 4.73m x 3.50m, window to front, French doors to sun room, fitted wardrobes, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet.

**Bedroom 2:** 4.01m x 2.46m, window to rear, central heating radiator, fitted shelving, ceiling light fitting, fitted carpet.

**Bedroom 3:** 2.77m x 2.12m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

**Shower Room** with window to side, shower enclosure with sliding glazed doors, waterproof wall panelling and electric shower unit, whb, wc, 2 central heating radiators, fitted shelving, ceiling light fitting, cork tiled flooring.







## GROUNDS

The grounds surrounding **Creachan** provide a delightful combination of more formal areas of lawn, together with an extensive area of mature woodland rising beyond with many interesting trees, shrubs and bushes, in all extending to around 14 acres. In addition there is a range of outbuildings including a garage, timber sheds, log stores, static caravan and greenhouse. It should be noted that the structures listed above do require to varying degrees, repairs, modernisation and refurbishment.

## GENERAL INFORMATION

**Services:** Mains electricity. Shared private water supply. Private drainage. LPG gas central heating. Photovoltaic Panels.

**Council Tax Band:** D. **EPC Rating:** E53. **Home Report:** Available from the Selling Agents.

**Access** is in part shared with the neighbouring property, which then leads on to the private track to **Creachan**.

**Guide Price: Three Hundred & Sixty Thousand Pounds (£360,000).** 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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**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**