

# DAWSONS



## **7 Tramway Cottages, Ellenabeich By Oban, PA34 4RQ**

**A Charming 3 Bedroomed Modern Mid Terraced Cottage  
Arranged Over Two Floors Offering Spacious And  
Versatile Accommodation**

**Ground Floor - Vestibule : Spacious Lounge Leading To Open  
Plan Kitchen And Through To A Dining Conservatory  
Two Bedrooms : Family Bathroom**

**Upper Floor - Upstairs Lounge Enjoying Sea Views  
Towards Luing & Shuna**

**Third Bedroom And An Additional Shower Room With Toilet**

**Easily Managed Garden With Delightful Patio Area**

**Holiday Letting Potential Subject To The  
Necessary Council Licensing**

**Guide Price £250,000**

The picturesque coastal conservation village of *Ellenabeich* is delightfully situated on the Firth of Lorne, some 16 miles south of the principal town of Oban, on the Island of Seil, which is connected to the mainland by the famous 'Bridge Over The Atlantic' in an area of outstanding natural beauty, renowned for its magnificent scenery, sailing and fishing waters. Services in the village and the surrounding area are excellent and include a general store/post office, primary school, bar/restaurants, medical practice, and a 9 hole golf course, whilst the community hall hosts a wide variety of activities and social events.

*Tramway Cottages* is a small enclave of modern homes, built in the mid-nineties by a well respected local builder to replicate the traditional miner's cottages. *Number 7* is a charming and deceptively large mid terraced cottage enjoying partial sea views and providing extremely versatile accommodation, with three separate living areas, one on the upper level, leading off the timber open plan staircase providing a bright space with large roof windows facing the view, and one combining with the kitchen area on the ground floor, together with the dining conservatory. The easily managed garden, laid to lawn to the front with sunny gravelled seating area to the rear, both fully enclosed, adds to the appeal of this rather unique and quaint cottage.

**INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS**





## DETAILS OF ACCOMMODATION

**Vestibule** with external door to front, cupboard with shelving, ceiling light fitting, tiled floor.

**Lounge/Kitchen:** 6.20m x 6.02m at widest, with window to front, storage heater, understair cupboard, wall lights, fitted carpet at **Lounge Area** and window to rear, wall mounted and floor standing units with worktops, stainless steel sink and drainer, gas hob with extractor hood over, electric oven, fridge/freezer, wall tiling, extractor fan, recessed ceiling lights, wood effect laminate flooring at **Kitchen Area**.

**Conservatory:** 2.98m x 2.41m, French doors to side, windows to side and to rear, wood effect laminate flooring.

**Bedroom 1:** 2.97m x 2.51m, window to rear, fitted wardrobes with sliding doors, panel heater, ceiling light fittings, fitted carpet.

**Bedroom 2:** 2.98m x 2.98m, window to front, panel heater, ceiling light fitting, fitted carpet.

**Bathroom:** 2.15m x 1.78m, window to rear, bath with electric shower over and glazed screen, whb in vanity unit, wc, heated towel rail, wall mounted fan heater, wall tiling, extractor fan, ceiling light fitting, tile effect laminate flooring.

A staircase rises to the **Upper Level Lounge:** 3.68m x 2.99m, with coombed (sloping) ceiling, 2 Velux roof light windows to rear, built-in cupboard, storage heater, ceiling light fittings, wood flooring.

**Bedroom 3:** 3.66m x 2.25m, Velux roof light window to rear, coombed ceiling, panel heater, wall lights, fitted carpet.

**Shower Room:** 1.82m x 1.69m, , Velux roof light window, shower enclosure with electric shower and glazed screen, wc, whb in vanity unit, wall tiling, heated towel rail, ceiling light fitting, vinyl flooring.



## GARDEN

**7 Tramway Cottages** enjoys an easily managed garden, laid to grass to the front bordered by wooden fencing with gate and pathway to the property. The rear garden, which affords a good deal of privacy, is laid to gravel and bordered by a stone wall and timber fencing, and enjoys views over the neighbouring grassed area to the sea beyond.

There is a shared parking area to the front, giving the cottage parking for two vehicles.



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage. LPG for hob.

**Contents:** Some items of furniture & furnishing may be available by separate negotiation.

**Council Tax:** Band D. **EPC Rating:** D64.

**Home Report:** Available from the Selling Agents.

**Guide Price: Two Hundred & Fifty Thousand Pounds (£250,000)**  
Offers are invited and should be submitted to the Selling Agents.

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

**Entry:** By mutual agreement

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

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