



3 SHUNA VIEW, PORT APPIN ARGYLL, PA38 4DG

- A Substantial Semi-Detached House
- Offering Extremely Versatile Accommodation
- Enjoying Excellent Far Reaching Views
- Hall : Sitting Room : Dining Room : Kitchen
- Study/4th Bedroom : Conservatory
- 3 Bedrooms All En-Suite : Shower Room
- In Need of Upgrading And Modernisation
- With Good Sized Level Garden

Guide Price £230,000

Port Appin is a most delightful and sought-after coastal village situated on the shores of Loch Linnhe in an area of outstanding natural beauty. Local amenities include a well stocked community Co-op shop/post office, two excellent hotels with restaurants, and a medical practice, together with a garage/filling station, two churches, garden centre and a primary school with nursery in the nearby village of *Appin*. There is a vibrant community life with the village hall hosting a wide variety of social events including group activities and clubs. The principal West Highland towns of Fort William and Oban, provide a more comprehensive range of supermarkets, professional services and leisure facilities are both within easy reach.

Number 3 is a substantial semi-detached house, offering extremely versatile accommodation situated in the heart of the village and enjoying far reaching views over the surrounding countryside towards Loch Linnhe. Although in need of upgrading and modernisation, the spacious property benefits from an effective oil fired central heating system, together with a good sized level garden. In all, this represents a rarely available opportunity to upgrade this family sized home to a purchasers own requirements in this picturesque and sought-after village.



DETAILS OF ACCOMMODATION

Hall with external door to front, understair cupboard, central heating radiator, ceiling light fitting, vinyl flooring.

Sitting Room: 4.00m x 3.91m, windows to front, multi-fuel stove (non-operational) set in marble effect fireplace, fitted bookcases, central heating radiator, wall lights.

Kitchen: 4.52m x 3.22m, windows to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl sink with drainer, double oven, ceramic hob, wall tiling, ceiling light fittings, laminate flooring.

Dining Room: 4.18m x 2.63m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

Sun Room: 4.53m x 2.62m, external door to rear, windows to side and rear, wall lights.

Study/Bedroom 4: 4.26m x 2.70m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 2.15m x 1.95m, window to sun room, shower enclosure with waterproof wall panelling and sliding doors, whb, wc, wall tiling, central heating radiator, ceiling light fitting, vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with hatch to attic space with folding ladder, ceiling light fitting, fitted carpet.

Bedroom 1: 4.06m x 2.73m, window to front, built-in wardrobes and drawer units, central heating radiator, recessed ceiling lights, fitted carpet, **En-Suite** with corner bath, shower over bath, whb, wc, central heating radiator, extractor fan, recessed ceiling lights, fitted carpet.

Bedroom 2: 4.25m x 2.71m, windows to front and rear, storage cupboard, fitted wardrobes, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with window to front, bath, shower over bath, whb, wc, central heating radiator, extractor fan, recessed ceiling lights, fitted carpet.

Bedroom 3: 4.20m x 3.19m, windows to rear, built-in wardrobes and drawer units, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with window to rear, shower enclosure with sliding doors, whb, wc, wall tiling, central heating radiator, ceiling light fitting.

GARDEN

Number 3 has a paved area of garden to the front with pedestrian access off the roadway that leads to the ten houses in the row. To the rear there is a good sized area of garden laid to grass and bordered by mature bushes and hedging. **Timber Shed.**

GENERAL INFORMATION

Services: Mains electricity, water and drainage. Oil-fired central heating with external boiler.

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

Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Thirty Thousand Pounds (£230,000). Offers are invited and should be submitted to the Selling Agents.

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



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