



4 Cnoc Mhor

Balvicar | Argyll | PA34 4TG

Offers Over £149,950

Fiuran
PROPERTY

4 Cnoc Mhor

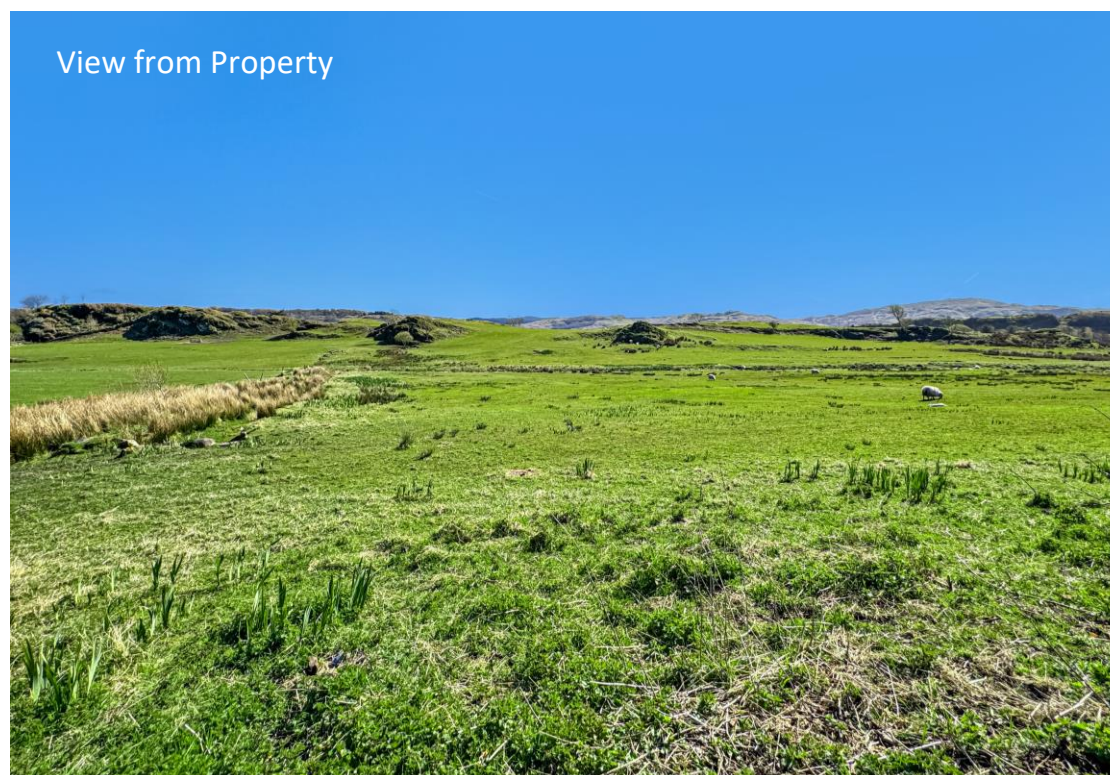
Oban | Argyll | PA34 4TG

4 Cnoc Mhor is a spacious 3 Bedroom semi-detached House in the charming village of Balvicar, with beautiful views of the surrounding countryside. Benefiting from a large, enclosed garden, the property would make an ideal family home or investment opportunity.

Special attention is drawn to the following:

Key Features

- Well laid out 3 Bedroom semi-detached house
- Quiet, rural village on Isle of Seil
- Beautiful countryside views surrounding property
- Hallway, Kitchen, Utility Area
- Lounge/Diner, 3 Bedrooms, Shower Room
- Excellent storage throughout
- Multi-fuel stove with back boiler
- Double glazing throughout
- Large, enclosed garden
- Timber garden shed
- Free parking to front



4 Cnoc Mhor is a spacious 3 Bedroom semi-detached House in the charming village of Balvicar, with beautiful views of the surrounding countryside. Benefiting from a large, enclosed garden, the property would make an ideal family home or investment opportunity.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, fitted Kitchen, Utility Area, bright Lounge/Diner with multi-fuel stove, and modern Shower Room. The first floor offers 3 double Bedrooms, and has access to a partially floored Loft.

With central heating and double glazing throughout, 4 Cnoc Mhor also benefits from excellent storage. The large, well-established garden has a timber garden shed and there is free parking to the front of the house. The local village store/post office and the shore at Balvicar Bay is a short walk from the property.

APPROACH

Via shared parking in lay-by in front of the property, and entrance at the side into the Utility Area or at the rear into the Hallway.

GROUND FLOOR: HALLWAY

With stairs rising to the first floor, built-in cupboard (housing the electric meter & fuse box), radiator, fitted carpet, and doors leading to the Lounge and Shower Room.

UTILITY AREA 2.75m x 1.35m

With space for washing machine & tumble dryer, shelved recess, tiled floor, and door leading to the Kitchen.

KITCHEN 3.85m x 2.7m (max)

Fitted with a range of base units, work surfaces & breakfast bar, stainless steel sink & drainer, radiator, built-in cupboard (housing the hot water cylinder), wood effect flooring, windows to the front elevation, and door leading to the Lounge/Diner.

LOUNGE/DINER 5.3m x 3.65m

With windows to the rear elevation, multi-fuel stove, radiator, and fitted carpet.

SHOWER ROOM 2.05m x 1.75m

With modern white suite comprising WC & wash basin vanity unit, corner shower enclosure with electric shower, chrome heated towel rail, wood effect flooring, and window to the front elevation.



FIRST FLOOR: UPPER LANDING

With window to the rear elevation, built-in cupboards, fitted carpet, access to the Loft, and doors leading to all three Bedrooms.

BEDROOM ONE 4.6m x 2.65m

With windows to the rear elevation, built-in cupboard, radiator, and wooden flooring.

BEDROOM TWO 3.65m x 3.65m

With windows to the front elevation, radiator, and fitted carpet.

BEDROOM THREE 3.65m x 2.75m

With windows to the front elevation, built-in wardrobe, radiator, and fitted carpet.

GARDEN

The garden is enclosed and has a variety of shrubs and trees. Overlooking the surrounding countryside, it is mainly laid to grass, with a timber garden shed housed in the rear garden.



4 Cnoc Mhor, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.

Council Tax: Band C

EPC Rating: D66

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

The small village of Balvicar is on the Isle of Seil, and is accessed by crossing the famous Atlantic Bridge. It is a very popular destination for those who enjoy outdoor pursuits such as sailing and wildlife watching. The village benefits from a well-stocked general store, golf course, and regular bus service. A full range of facilities and amenities are available in the nearby town of Oban, some 14 miles north.

DIRECTIONS

Travelling from Oban and the North on the A816, turn right onto the B844 and cross over the Atlantic Bridge. Drive through the village of Balvicar, and turn left at the sign for Balvicar Farm. 4 Cnoc Mhor is the 4th wooden-clad house on the left.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

