



1 Station Cottages

Appin, PA38 4BN

Guide Price £170,000

Fiuran
PROPERTY

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1 Station Cottages is a charming 2 Bedroom end-terrace Cottage, located in the much sought-after rural village of Appin. With private garden and stunning views out over Loch Linnhe towards the Isle of Mull and the surrounding hills and countryside, it would make an ideal family home, purchase for first time buyers or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- End-terrace Bungalow in costal location
- Water views out over Loch Linne & beyond
- Very desirable rural location
- Entrance Porch, Lounge, Inner Hall, Kitchen
- Sun Room, 2 Bedrooms and Shower Room
- White goods included in the sale
- Furniture available under separate negotiation
- Double glazed windows & electric heating
- Private garden with wonderful views
- Timber shed with power & lighting
- Private parking to the front
- Wonderful family home
- Perfect buy-to-let investment
- No onward chain
- Vacant possession



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The accommodation comprises the entrance Hallway, Lounge, Inner Hall, Kitchen, Sun Room, Shower Room and 2 Bedrooms. There is also a Loft space.

In addition to its peaceful & picturesque location, this lovely 2 Bedroom cottage is double glazed and benefits from electric heating.

The garden surrounds the property with a sunny aspect. There is an attractive raised decking area in the rear garden, an oasis for watching the local wildlife including deer, pine martins, ducks, herons, woodpeckers to name a few, all while taking full advantage of the loch & mountain views. There is parking at the front of the property.

Appin is a peaceful & secluded peninsula situated in the northern-most part of the Argyll district, between Oban and Ballachulish. It offers a range of facilities including a village primary school, a children's play park, and a well-used community village hall. The secondary school is available in Oban, which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front garden and entrance into the Porch or at the side into the Kitchen.

ENTRANCE PORCH 1.1m x 1m

With fitted carpet and doors leading to the Lounge and Bedroom One.

LOUNGE 5.6m x 3.9m

With window to the front elevation, electric fire set in an attractive surround, storage heater, fitted carpet and doors leading to the Inner Hall and Bedroom Two.

INNER HALL 2.1m x 1.6m

With fitted carpet, 2 storage cupboards, storage heater and doors leading to the Kitchen and Shower Room.

KITCHEN 4.1m x 3.8m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & grill, LPG hob with extractor hood over, integrated dishwasher & fridge/freezer, washing machine, window to the side elevation, vinyl flooring, door leading to the Sun Room and external door leading to the side garden.



SUN ROOM 4.3m x 4.1m

With windows to the side & rear elevations with wonderful loch & mountain views, storage heater, fitted carpet and patio doors leading out onto the raised decking area.

BEDROOM ONE 3.2m x 2.8m (max)

With window to the front elevation, storage heater and fitted carpet

BEDROOM TWO 2.8m x 2.4m

With window to the side elevation, fitted wardrobes, storage heater and fitted carpet.

SHOWER ROOM 2.2m x 1.9m

With white suite comprising shower cubicle with electric shower over, wash basin & WC, panel heater, window to the side elevation and vinyl flooring.

GARDEN

With private enclosed garden is laid mainly with gravel and offset with mature trees, shrubs & bushes. The side garden houses a timber shed which has power & lighting. The extensive garden may offer further development potential (subject to the relevant planning consents).



1 Station Cottages, Appin



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 to septic tank.

Council Tax: C

EPC Rating: E41

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

Steeped in history, Appin is surrounded in the most breathtaking unspoilt scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. There is a walking/cycle path which runs from Oban to Glencoe, with direct private access from 1 Station Cottages.

DIRECTIONS

From Fort William take the A82 southbound heading towards Ballachulish, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue the A828 for approx.11 miles. Continue down Castle Stalker hill and follow the road bearing to the left. Take second road on the right. Continue ahead 1 Station Cottages is directly ahead and can be identified by the for sale sign.

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.



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T: 07471 783 721

E: kelie@fiuran.co.uk

**Dail-Uaine, Invercoe,
Glencoe, PH49 4HP**

