



## Braeview

Cuan Road | Isle of Seil | PA34 4RA

Guide Price £460,000

**Fiuran**  
PROPERTY



# Braeview

Cuan Road | Isle of Seil | PA34 4RA

With far reaching views over Seil Sound and the surrounding hills, Braeview is a spacious 5 Bedroom detached House with integral Garage and easily maintained garden ground.

Special attention is drawn to the following:-

## Key Features

- Spacious 5 Bedroom detached House
- Wonderful views over Seil Sound & surrounding hills
- Hallway, Lounge, Kitchen/Diner, Porch, Utility Room
- Bathroom, 5 Bedrooms, 3 En Suites, Shower Room
- Excellent storage including fully floored Loft
- Window coverings & flooring included
- White goods available under separate negotiation
- Double glazing throughout
- Oil central heating & gas fire in Lounge
- Integral Garage with boarded Loft & Carport
- Private parking for several vehicles
- Easily maintained garden with raised decking
- Island community without the hassle of ferries
- Within easy commuting distance to Oban
- Offering B&B potential



## DESCRIPTION

With far reaching views over Seil Sound and the surrounding hills, Braeview is a spacious 5 Bedroom detached House with integral Garage and easily maintained garden ground.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, sizeable Lounge with gas fire, open plan Kitchen/Diner with Porch off, Utility Room with external door to the garden, double Bedroom/Office with En Suite Shower Room, single Bedroom, and a family Bathroom.

The first floor offers 3 further Bedrooms (2 with En Suite Shower Rooms), a separate Shower Room, and access to the Loft.

With oil central heating, Braeview also benefits from double glazing and excellent storage throughout. The decked area to the side enjoys panoramic views of the surrounding countryside and all-day sun.

## APPROACH

Via large mono-blocked driveway to the front of the property and entrance at the front into the Hallway.

## GROUND FLOOR: HALLWAY

With carpeted stairs rising to the first floor, radiator, 2 built-in cloak cupboards, wooden flooring, and doors leading to the Lounge, Kitchen/Diner, Bedroom One, Bedroom Two, and the Bathroom.

## LOUNGE 7.1m x 4.65m (max)

With large window to the front elevation, further windows to both sides, radiator, attractive fireplace with gas fire, wooden flooring, and glazed external door.

## KITCHEN/DINER 5.85m x 4.7m (max)

Fitted with a range of wooden base & wall mounted units, work surfaces & breakfast bar, sink & drainer, tiled splash-backs, range cooker with gas hob, stainless steel cooker hood, built-in shelved cupboard, radiator, tiled flooring to Kitchen, vinyl flooring to Dining Area, windows to the front & side elevations, glazed French Doors leading to the Porch, and further door leading to the Utility Room. Dishwasher and Beko fridge available separately.

## PORCH 1.9m x 1.55m

With glazing to all elevations & the roof, inset floor mat, and glazed door leading to the decking.





**UTILITY ROOM** 2.2m x 2m

Fitted with a range of base & wall mounted units, work surfaces, sink & drainer, oil-fired boiler, vinyl flooring, window to the side elevation, and external door leading to the garden. Fridge/freezer, fridge and washing machine available separately.

**BEDROOM ONE/OFFICE** 3.9m x 3.3m

With windows to the rear elevation, radiator, fitted carpet, fitted office desk, and door leading to the En Suite. Wall-mounted bed available separately.

**EN SUITE SHOWER ROOM** 2.75m x 1.2m

With white suite comprising WC & wash basin, corner shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, and vinyl flooring.

**BEDROOM TWO** 2.75m x 2.75m

With window to the rear elevation, radiator, and fitted carpet.

**BATHROOM** 2.7m x 1.7m

With white suite comprising bath with mixer shower over, WC & wash basin, chrome heater towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, 2 large built-in cupboards, radiator, fitted carpet, access to the Loft, and doors leading to Bedroom Three, Bedroom Four, Bedroom Five and the Shower Room.

**LOFT**

Fully floored and insulated storage space with lighting and Ramsay style ladder.

**BEDROOM THREE** 4.65m x 3.5m (max)

With windows to the front elevation, radiator, built-in wardrobes, fitted carpet, and door leading to the En Suite.





**EN SUITE SHOWER ROOM** 2.15m x 1.8m

With white suite comprising WC & wash basin, corner shower enclosure with electric shower, chrome heated towel rail, partially tiled walls, vinyl flooring, and Velux style window to the rear elevation.

**BEDROOM FOUR** 3.25m x 2.1m

With Velux style window to the front elevation, radiator, and fitted carpet.

**BEDROOM FIVE** 4.2m x 3.6m (max)

With windows to the front & side elevations, radiator, built-in wardrobes, fitted carpet, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 3.05m x 2.05m (max)

With white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

**SHOWER ROOM** 2.15m x 1.65m

With white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, partially tiled walls, vinyl flooring, and Velux style window to the rear elevation.

**INTEGRAL GARAGE** 6.9m x 3.55m

With up-and-over garage door to the front elevation, pedestrian door & window to the rear, power, lighting, and Loft with ladder.

**GARDEN**

The enclosed rear garden is mainly laid to grass with an array of mature shrubs/trees and is bounded by an impressive stone wall. To the side, there is an area of composite decking with glazed balcony, which takes in the magnificent views over Seil Sound and the surrounding countryside. The mono-blocked driveway to the front of the property provides private parking for several vehicles and is bounded by maintenance free composite fencing. There is also a Carport to the far side of the property.



## Braeview, Isle of Seil



*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. Oil tank. Drainage to shared septic tank.

**Council Tax:** Band F

**EPC Rating:** C71

**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.

**Proposed Development in Vicinity:** Planning permission 24/00975/PPP & 25/00365/PP

**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

Braeview is located close to the small village of Balvicar on the Isle of Seil, which offers a local village store, doctor's surgery, church & primary school, and is a popular destination for visitors (especially yachtsmen who take advantage of the wonderful sheltered waters and harbours). There is also the well-known Tigh an Truish hotel/pub/restaurant located on the Island. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services.

## 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 follow the sign straight ahead for the Isle of Luing/Cuan ferry (B8003). Braeview is on the left, opposite the Kilbrandon church, 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.



# Fiuran

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