



2 Kirkton

Appin, PA38 4DL

Guide Price £185,000



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PROPERTY

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Appin, PA38 4DL

2 Kirkton is a beautifully presented & spacious mid-terraced House with 3 Bedrooms. Located in the popular village of Appin. With enclosed garden to the front and rear, it would make a wonderful family home, ideal purchase for first time buyers' or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely mid-terrace House
- With fine open mountain views
- Very desirable semi-rural location
- Hallway, Lounge, Kitchen/Diner, Bathroom
- Ground floor double Bedroom, Upper Landing
- 2 further double Bedrooms and Shower Room
- Excellent storage including large Loft
- Double glazed windows & electric heating
- Private garden with timber shed
- Off-street parking to the side
- Wonderful family home
- Perfect buy-to-let investment



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The lower accommodation comprises of entrance Hallway with under stair storage cupboard, Lounge, Kitchen/Diner, double Bedroom and Bathroom.

The first floor offers the Upper Landing, 2 further double Bedrooms, Shower Room and large walk-in Cupboard. There is also a Loft accessed from the Upper Landing.

In addition to its convenient location, 2 Kirton has recently been upgraded and benefits from double glazing and electric heating.

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 nursery & 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 Hallway or at the rear into the Kitchen/Diner.

HALLWAY 4.8m x 1.8m

With carpeted stairs rising to the first floor, understairs storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen/Diner, Bathroom and ground floor Bedroom.

LOUNGE 3.9m x 3.8m

With window to the front elevation taking full advantage of the fine open mountain views, built-in storage cupboards, electric fire set in an attractive surround (traditional open fire behind), radiator and fitted carpet.

KITCHEN/DINER 6.5m x 2.2m

Fitted with a range of newly fitted base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, integrated dishwasher & integrated fridge/freezer, plumbing for washing machine, ample space for dining furniture, 2 windows to the rear elevation, laminate flooring and external door leading out to the rear garden.

BATHROOM 3.3m x 1.9m (max)

Fitted with a white suite comprising bath, wash basin set in a vanity unit & WC, radiator, partly tiled walls and laminate flooring.



BEDROOM ONE 2.8m x 2.6m

With window to the front elevation with mountain views, built-in cupboard, radiator and laminate flooring.

UPPER LANDING 2.9m x 1.2m

With Velux window to the rear elevation, large walk-in storage cupboard, eaves storage, hatch to Loft, fitted carpet and doors leading to the both first floor Bedrooms and the Shower Room.

BEDROOM TWO 3.7mx 3.7 (max)

With window to the front elevation with wonderful mountain views, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 4.4m x 4.4 (max)

With window to the front elevation with unrestricted mountain views, radiator and fitted carpet.

SHOWER ROOM 2.5m x 1.6m

Fitted with a white suite comprising shower cubicle with electric shower, wash basin set in a vanity unit & WC, heated towel rail, frosted Velux window to the rear elevation and laminate flooring.

GARDEN

With garden to the front & rear. The front garden is bounded to one side with a timber fence and bounded on the other with a low brick wall and is laid mainly with grass with paving slabs leading to the front door. The rear garden is on 2 levels. The lower level is paved and provides a private area for garden furniture, the perfect place for dining alfresco. There is also a timber shed housed in the lower level. The upper level is bounded by timber fencing and is laid with grass offset with paving slabs. There is a gate to the rear with access to the rear path and parking area.



2 Kirkton, 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.

Council Tax: C

EPC Rating: D68

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.



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. 12 miles. Number 2 Kirkton is on the right and can be identified by the for sale sign. 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

