



Torsa, Craobh Haven

Craobh Haven | Argyll | PA31 8UA

Guide Price £275,000

Fiuran
PROPERTY

Torsa, Craobh Haven

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Torsa is a beautiful shorefront terraced Cottage in the coastal village of Craobh Haven, benefiting from an open plan Living area, three Bedrooms, traditional interior features, extensive sea views and private parking, all within close proximity to Craobh Marina.

Special attention is drawn to the following:

Key Features

- Three Bedroom terraced Cottage
- Shorefront location & stunning sea views
- Quiet rural location
- Open plan Kitchen, Dining & Lounge, modern Bathroom
- Spacious Master and two further Bedrooms
- Private parking for two vehicles
- Traditional interior wooden features
- Double glazing throughout
- Electric heating & woodburning stove in Lounge
- All contents available under separate negotiation
- Large private garden with sea views
- Located within walking distance to Craobh Marina
- Public service bus links to Oban & Lochgilphead
- Potential for short-term letting (subject to relevant consents)



Torsa is a beautiful shorefront terraced Cottage in the coastal village of Craobh Haven, benefiting from an open plan Living area, three Bedrooms, traditional interior features, extensive sea views and private parking, all within close proximity to Craobh Marina.

The accommodation comprises an open plan Lounge & Dining area featuring a woodburning stove and views to the front and side of the property. This leads to a fully integrated Kitchen with sea views to the front of the property. An open stairway leads to the first floor which comprises a spacious master Bedroom with beautiful elevated views, two further Bedrooms and a modern Bathroom.

The property is fully double glazed and benefits from electric heating. All contents can be available under separate negotiation.

An easily maintained garden to the front and side of the property is included in the sale including private steps leading from the roadway with a further communal garden to the rear. Two private parking spaces are also included as well as a private log store.

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

APPROACH

Via parking area and entrance at the rear of the property into the Lounge, or via the front entrance from the steps via the garden into the Dining area.

GROUND FLOOR: LOUNGE 5.1m x 5.5m

Open plan to Dining area & Kitchen, with external doors from the front & rear elevations, windows to the side elevation, large storage cupboard, open stairway leading to the first floor, carpeted flooring, traditional wooden ceiling features, radiators, and contemporary lighting.

KITCHEN 2.8m x 2m

With window to the front elevation offering sea views, fitted with modern base & wall mounted units, traditional wooden ceiling features, contemporary work surfaces & splashbacks, sink & drainer, electric hob & oven below, dishwasher, washing machine, fridge/freezer, contemporary lighting, and wooden flooring.



DINING AREA 2.8m x 2m

With window featuring views over the front garden and sea beyond, window to side elevation, traditional wooden ceiling features, radiator, contemporary lighting, and wooden flooring.

FIRST FLOOR: LANDING

With Velux style skylight window, wooden balustrade, fitted carpet, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 5.4m x 2.8m

With windows to the front & side overlooking the front garden & sea beyond, built-in wardrobe, wooden ceiling features, radiator, contemporary lighting, carpeted flooring, and sink with wooden vanity cupboard.

BEDROOM TWO 3.2m x 1.8m

With window to the side elevation, built-in wardrobe, wooden ceiling features, radiator, contemporary lighting, and carpeted flooring.



BEDROOM THREE 3.6m x 3.6m

With window to the side elevation, built-in wardrobe, wooden ceiling features, radiator, contemporary lighting, carpeted flooring, and sink with wooden vanity cupboard.

BATHROOM 2m x 1.5m

With white suite comprising WC & wash basin vanity unit, walk-in shower enclosure with Respatex style wall panelling & mixer shower, wall-mounted cabinets, heated towel rail, ceiling downlights, and tiled walls & flooring.

GARDEN

With spacious garden to the front & side, mainly laid to grass with paved pathways and steps rising from the roadway below. An additional communal area of grass to the rear of the parking area offers some drying green space.

PARKING

Two private parking spaces are included in the sale.



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

GENERAL INFORMATION

Services: Private water supply, drainage to shared septic tank and mains electricity.

Council Tax: Currently registered as self-catering unit.

EPC Rating: E52

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

Craobh Haven is situated around 17 miles from Lochgilphead to the south and 22 miles from Oban to the north. Developed in the 1980s Craobh Haven boasts a premier Marina, Boatyard & Chandlery. The nearby village of Ardfert hosts the local primary school, café, pub & restaurant, community hall, village shop as well as its own Marina & boatyard. The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, a supermarket, hospital, primary & secondary schools, as well as a sports centre, swimming pool and public library. The local bus service connects to Lochgilphead, Inveraray and beyond.

DIRECTIONS

From Lochgilphead turn left into Craobh Haven from the A816. Follow the road and turn left immediately before the Craobh Marina entrance. Torsa is located on the left hand side of the road close to the shoreline with parking to the rear of the property via the archway.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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