



3 Clachandubh Cottages

Balvicar | Argyll | PA34 4GH

Guide Price £290,000

Fiuran
PROPERTY

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3 Clachandubh Cottages is a charming and well-presented 4 Bedroom end-terrace Home, ideally situated in the village of Balvicar on the Isle of Seil. Built in 2011, the property benefits from a delightful enclosed garden and private off-street parking, offering both comfort and convenience in a picturesque setting.

Special attention is drawn to the following:-

Key Features

- Sizeable 4 Bedroom end-terrace House
- Stunning setting in the heart of Balvicar village
- Open-plan Kitchen, Lounge/Diner & Sitting Room
- 4 Bedrooms, Bathroom, Shower Room
- Excellent storage throughout
- White goods, window coverings & flooring included
- Double glazing throughout
- Central heating via wood pellet stove in Lounge/Diner
- Easily maintained, enclosed garden with decking
- Timber garden shed & cubby with BBQ storage area
- Private parking for several vehicles
- No chain



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The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, open-plan fitted Kitchen, bright Lounge/Diner with biomass wood pellet stove/boiler, Sitting Room with glazed door leading to the rear garden, 2 double Bedrooms, and a large family Bathroom. The first floor offers two further double Bedrooms and a modern Shower Room.

Presented in walk-in condition, 3 Clachandubh Cottages enjoys the comfort of full central heating and double glazing throughout.

APPROACH

Via mono-blocked private parking area to the rear of the property and entrance at the front into the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, built-in cupboard (housing the hot water cylinder & electric meter/fuse box), wooden flooring, and doors leading to the Lounge/Diner, Bedroom One, Bedroom Two and the Bathroom.

LOUNGE/DINER 5.05m x 3.5m (max)

Open-plan to the Kitchen, with 2 windows to the front elevation, radiator, biomass boiler/stove, and LVT flooring.

KITCHEN 4.15m x 3m (max)

Open-plan to the Sitting Room, fitted with a range of modern gloss base & wall mounted units, under cabinet lighting, work surfaces with breakfast bar, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, tall fridge/freezer, LVT flooring, and window to the rear elevation.

SITTING ROOM 4.65m x 3.55m

With floor-to-ceiling window to the rear elevation, further windows to the front & side elevations, radiator, wooden flooring, and glazed door leading to the decking in the rear garden.



BEDROOM ONE 3.65m x 3m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3m x 2.45m

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

BATHROOM 3.75m x 2.3m (max)

With modern white suite comprising bath, WC & wall-mounted wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, vinyl flooring, and window to the front elevation.

UPPER LANDING 3.05m x 2.2m

With 2 Velux style windows to the rear elevation, radiator, fitted carpet, and doors leading to Bedroom Three, Bedroom Four and the Shower Room.

BEDROOM THREE 3.5m x 3.15m

With dormer window to the front elevation, radiator, built-in wardrobe, built-in cupboard, and fitted carpet.



BEDROOM FOUR 4.35m x 4.05m (max)

With dormer window to the front elevation, Velux style window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

SHOWER ROOM 2.05m x 1.9m

With modern white suite comprising WC & wall-mounted wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, vinyl flooring, and Velux style window to the front elevation.

GARDEN

The property boasts enclosed garden grounds to the front, side, and rear, featuring a mix of lawn, paving, decorative chip stones, and low-maintenance composite decking, with some shrubs/trees, including an apple tree. A mono-block driveway provides off-street parking, while a timber garden shed and an additional timber cubby with a designated BBQ storage area add to the property's practicality and charm.



3 Clachandubh Cottages, Balvicar



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, and drainage. Biomass pellet boiler/stove.

Council Tax: Band E

EPC Rating: C70

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 & Post Office, 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. Upon reaching the village of Balvicar, pass the shop on the left and follow the road around to the right. 3 Clachandubh Cottages is on the right 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.

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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

