



20 CULLIPOOL VILLAGE | CULLIPOOL | ISLE OF Luing | OBAN | PA34 4UB



PRICE GUIDE: £215,000

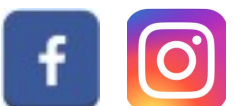
Peacefully situated on the unique Isle of Luing, enjoying a wonderful coastal location, the subjects of sale form a most charming, traditional stone-built, end-terrace cottage set in garden grounds. In excellent order and well presented, 20 Cullipool Village offers deceptively spacious accommodation, conveniently arranged over two floors, and benefits from double glazing and oil fired central heating. The dual-aspect lounge with open fire, and bright modern kitchen/diner are most attractive spaces and are complemented by a double bedroom and family bathroom on the ground level, with two further bedrooms and a study/landing area upstairs. A well-maintained garden surrounds the cottage to three sides, providing excellent entertaining spaces and is partly bound by slate walls. Due to the size and location, the cottage would be ideally suited as a permanent family home as currently used, as an idyllic holiday retreat or as an investment opportunity for the self-catering market.

The Inner Hebridean Isle of Luing lies south of Oban, one of the famous slate islands on Argyll's stunning west coast, with far-reaching views over the Sound of Luing, and boasting an abundance of wildlife, including deer, otters and hares, with regular sightings of seals, porpoises and dolphins, plus buzzards, peregrines, hen harriers and eagles. With a ferry service operating to and from the mainland daily and every thirty minutes, this easily accessible island measures around 6 miles long by 1.5 miles wide. Facilities include a licenced village store, Post Office, church, a popular and well-used village hall, plus the fantastic Atlantic Islands Centre. Opened in 2015, this excellent facility provides a fantastic visitor attraction, offering local information and History Exhibitions, a licenced café featuring The Isle of Luing Home Bakers wonderful produce, a retail area plus a variety of events programmes. The nearest primary school is situated in nearby Easdale, which also offers a Medical Practice. A secondary school and principal amenities are available in the principal town of Oban, some 16 miles distant.

- Charming End-Terrace Cottage
- Desirable & Rural Coastal Location with Sea Views
- Lounge with Open Fire
- Modern Kitchen/Diner
- 3 Bedrooms
- Bathroom
- Study/Landing
- Double Glazing & Oil Fired Central Heating
- Attractive Private Garden
- EPC Rating: E 46

MacPhee & Partners

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Accommodation

Entrance Hallway 1.5m x 1.0m

With frosted glazed UPVC front door. Stairs to upper level. Doors to lounge and bedroom.

Lounge 4.3m x 3.9m

L-shaped, with window to front and rear. Open fire with brick effect surround, granite hearth and wooden overmantle. Laminate flooring. Door to rear hallway.

Rear Hallway 2.8m x 1.7m

L-shaped, with half glazed UPVC door to side garden. Built-in cupboard with double doors. Doors to kitchen/diner and bathroom.

Kitchen/Diner 5.3m x 2.2m

With two windows to sea views and one to side. Fitted with modern white gloss, soft-close, kitchen units offset with granite effect work surface and splashback. Integral NEFF oven. Integral Hotpoint microwave oven. Kenwood 4-ring gas hob with stainless steel extractor chimney over and glass splashback. Integral Beko slimline dishwasher. Plumbing for washing machine and space for tumble dryer. Stainless steel one-and-a-half bowl sink unit. Laminate flooring.

Bathroom 2.4m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin set in white gloss vanity unit, and bath with Triton

shower over. Fully tiled walls and flooring. Heated towel rail.

Bedroom 4.2m x 2.4m

With window to front. Built-in wardrobes with mirrored sliding doors.

Upper Level

Study/Landing 3.3m x 3.1m

L-shaped, with Velux window to front. Built-in over stair cupboards with sliding doors. Doors to bedrooms.

Bedroom 3.2m x 2.6m

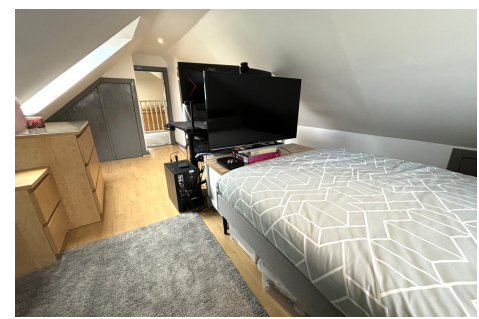
With Velux window to front. Built-in cupboard.

Bedroom 5.1m x 3.4m

T-shaped, with picture window to sea views and Velux window to side views. Built-in wardrobes and cupboards. Laminate flooring.

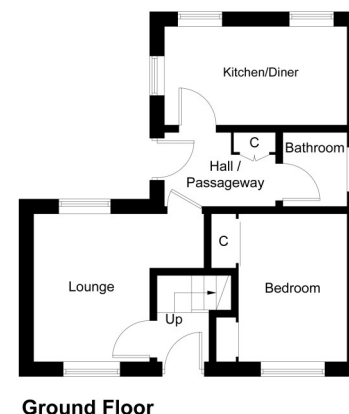
Garden

The property benefits from garden grounds to three sides and is mainly enclosed by a slate wall and wooden fence. Laid in the main to lawn, the side garden features a slabbed patio area, plus slate pathways and further slate patio to the rear. The current owners have created attractive bedding areas providing colour and interest, offset with mature bushes.

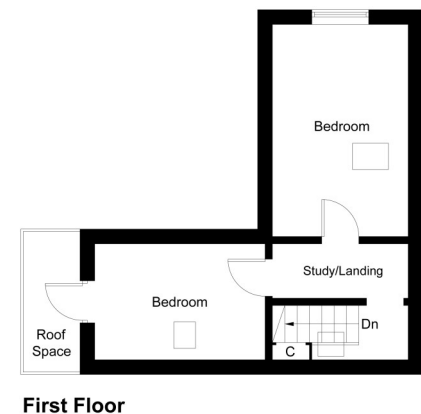


Travel Directions

Proceed south out of Oban on the A816 to Lochgilphead road for approximately 6.5 miles, turning right at the junction signposted Luig Ferry, on to the B844. Continue for around 7 miles to the village of Balvicar, then proceed ahead on to the B8003, signposted Isle of Luing and Cuan Ferry. Follow this road for around 1.8 miles to the Cuan Ferry (regular daily crossings) and cross to the Isle of Luing. Follow the road from the ferry for 1.5 miles and turn right where signposted Cullipool. Follow this coastal road to the village of Cullipool for around 1 mile, turning right, then left at the red phone box. Where the road forks, bear right and Number 20 is the 3rd property located on the left hand side.



Ground Floor



First Floor



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.