



3 Bed Detached Bungalow

Guide Price: £299,995

55 Easdale Island, Oban, Argyll, PA34 4TB

A unique opportunity to own a newly built, supremely energy efficient SIP (Structural Insulated Panel) property with additional ground to the rear and sea/harbour views to the front. Located on the idyllic car free island of Easdale there is a regular passenger ferry crossing (200m/3 minutes) to the mainland. Easdale Primary School, The Oyster Bar and Restaurant, Tigh an Truish Inn, small 9 hole golf course, community hall and tearoom are all within easy reach on the mainland. The island is serviced by the air ambulance for medical emergencies. Comprising; Lounge/diner, kitchen, utility area, conservatory, 2 double bedrooms, 1 single bedroom, family shower room and a floored loft area providing generous storage. The property boasts very high levels of insulation, an air source heat pump with underfloor heating, triple glazing, MVHR heat recirculation system, spacious garden grounds with seating area, private drainage and mains water/electricity. 4G and digital television are available. Ample free parking is available in Ellenabeich from where 5 buses a day or a 30 minute car journey take you the 17 miles into Oban with all major amenities are in abundance. EPC C73 - Council tax band E.




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Entrance

Good size entrance porch with partial sea views to the front, tiled flooring, ample space for seating, coat and boot storage.

Inner hall

Giving access to all rooms of the property, linked smoke alarm, bamboo flooring, downlights and substantial loft access.

Lounge/diner 4.0m x 3.5m

Light, bright lounge/diner with dual aspect views to the front and side of the property. Bamboo flooring, wall mounted TV point, linked smoke alarm, downlights and ample space for lounge furniture. Door leading to the kitchen at the rear.

Kitchen 3.0m x 2.0m

Country style kitchen with matching wall and base units, stainless steel sink with mixer tap, dual aspect views, bamboo flooring, plate and pot hanging racks. Downlights, heat sensing and smoke alarm, space for freestanding white goods and kitchen equipment.

Utility/boot room 2.8m x 1.7m

Located between the inner hall and the conservatory. White wall and base units, grey worktops, space and plumbing for white goods. Bamboo flooring, downlights and clothes drying pulley. Access to the rear conservatory.

Conservatory 3.2m x 3.0m

Fully glazed on a low level wall with peaceful rural views to the rear of the property, space for seating, double sockets. Glazed door access to the rear garden.

Bedroom one 3.2m x 3.0m

Double bedroom with partial sea views to the front of the property, bamboo flooring, downlights and space for freestanding furniture.

Bedroom two 3.6m x 3.2m

Good size double bedroom with rural views to the rear, double inbuilt wardrobes, bamboo flooring, downlights and space for freestanding furniture.

Bedroom three 3.2m x 2.0m

Single bedroom with rural views to the rear, bamboo flooring, downlights and space for freestanding furniture.

Shower room 3.0m x 1.7m

Modern shower suite with black framed walk in shower enclose, wall hung WC and WHB. Fully tiled walls, towel storage, opaque window, downlights, rubber flooring, feature taps and finishes.

Outdoor space

Good size front and rear gardens that are well stocked with slate gravel paths, timber shed and kennel. There is an additional piece of ground (36m x 14m) that is on an elevated plot to the rear of the property with panoramic views and would a great place for a polytunnel, summerhouse or ground mounted solar panels.

Location

Easdale Island is a place to live like no other. With its flooded quarries, paths which wind through brambles and sloes and “fool’s gold” speckled slate beaches the landscape is shaped by the bygone quarrying industry which roofed the world. Home to approximately fifty people, Easdale Island has a vibrant community of all ages. A family friendly place with a primary school in Ellenabeich, and a secondary school in Oban, there is also a community hall and a pub/tea room. The island hosts the annual World Stone Skimming Championships each September. Mooring is available in the harbour for private boats and the island is ideal for water activities including wild swimming. Such activities can provide wonderful opportunities to catch a glimpse of the local wildlife which includes porpoises, dolphins, whales, and seals. For the more land loving, there are otters, weasels and a variety of sea birds. With no cars the island is five-star accommodation for dogs and cats!

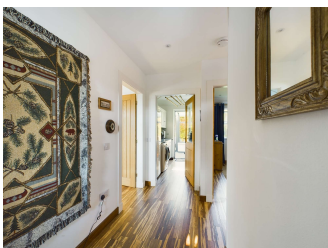
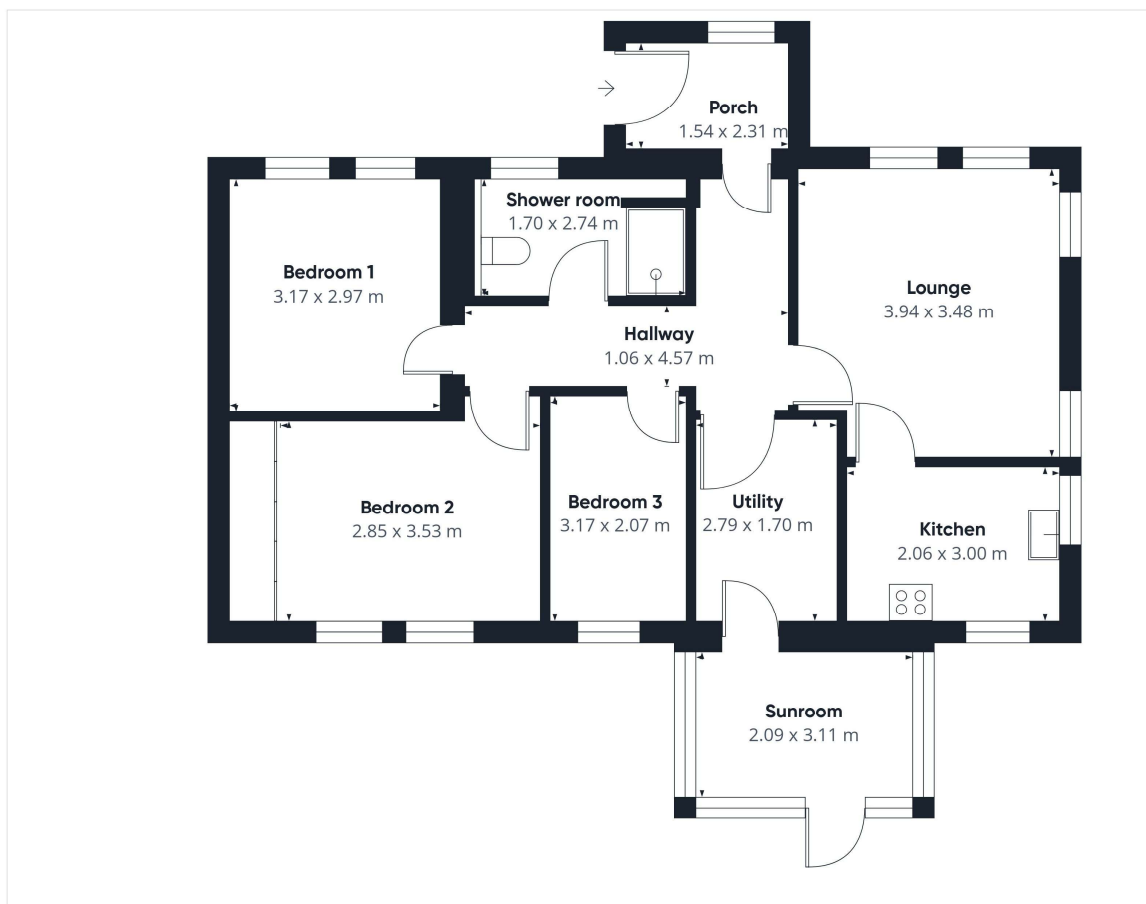
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