



2 Bedroom Terraced House

Guide Price: £165,000

7 Cnoc a'Challtuinn, Clachan Seil, By Oban, PA34 4TR

Starter family home located in a semi rural location with sea views over Seil Sound to the front and countryside views to the rear. Clachan Seil is a peaceful village with community spirit that is located approx 14 miles south of Oban. The surrounding hills and lochs are the perfect place for outdoor and sailing enthusiasts. Seil island is connected to the mainland via the historic and famous 'Bridge over the Atlantic'. The property is set within a popular residential area within a short distance to Balvicar Stores supplying local produce and groceries, Easdale Primary School, Tigh an Truish Inn, The Oyster Bar and Restaurant, small 9 hole golf course, community hall and tearoom. Comprising; Open plan lounge/diner, kitchen, 2 double bedrooms, family bathroom and storage room. The property further benefits from solid fuel central heating, double glazing, loft space, timber shed, front and rear garden with drying green. Highspeed broadband, 4G and digital television are available. EPC rating E54 – Council Tax band B.




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Entrance hallway 2.11m x 1.90m

Covered external entry porch with outside tap and coat hooks. UVPC opaque glazed entry door with letter box to hallway with window view to front, pendant lighting, laminate flooring, central heating radiator and smoke detector. Stairs to first floor and under stairs storage cupboard.

Open plan Lounge/Diner 5.62m x 3m

Bright spacious room with dual aspect windows offering partial sea views to the front and garden views to the rear. Ideal space for family living with space for lounge furniture and dining table and chairs. Two central heating radiators, TV point, socket points, pendant lighting, laminate flooring and smoke detector. Focal point multifuel stove that heats the radiators and hot water with timber mantle and tiled hearth.

Kitchen 3.77m x 2.33m

Country style matching wall and base units with ample worktops and various storage options throughout. Window views and access to rear garden. Integrated Indesit slimline dishwasher, space and plumbing for freestanding white goods, tile effect vinyl flooring, central heating radiator, feature spotlighting, tiled splashbacks, stainless steel sink with swan neck mixer tap. 4 zone gas burner hob, electric oven/grill, Hotpoint extractor hood, ample socket points, smoke detector and spotlighting.

Family bathroom 1.93m x 1.69m

3 piece suite with Triton electric shower over bath, WHB and WC. Opaque window to front, wood clad walls, tiled splashbacks, vinyl flooring, flush ceiling light, extractor fan and central heating radiator.

First Floor

Carpeted staircase to first floor accommodation with timber handrail. Skylight above, loft hatch access, eaves storage, pendant lighting and socket point.

Bedroom One 4.87m x 2.77m

Good size double bedroom with elevated window sea views to the Seil Sound. Carpeted flooring, ample space for freestanding bedroom furniture, pendant lighting, central heating radiator and socket points. Eaves storage, walk in wardrobe space with clothes rail and shelving.

Bedroom Two 3.79m x 3.06m

Good sized double bedroom with elevated sea and hillside views to the front. Central heating radiator, shelving, pendant lighting and socket points. Ample room for freestanding bedroom furniture.

Storage room 2.17m x 1.75m

Handy storage space with potential for small study or 2nd bathroom. Currently housing the hot water tank, with carpeted and pendant lighting.

Outdoor space

Enclosed front garden with planting borders and sloping front lawn. Slabbed path to front entrance. The enclosed rear garden offers a ground level slabbed path and gravel area. Steps leading to raised lawn with drying green and timber garden shed. On street parking to the front of the property.

Location

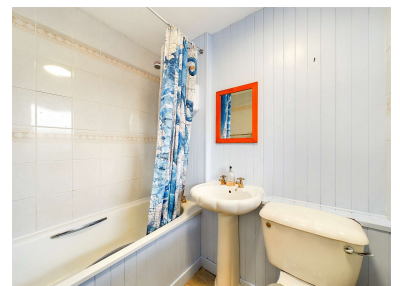
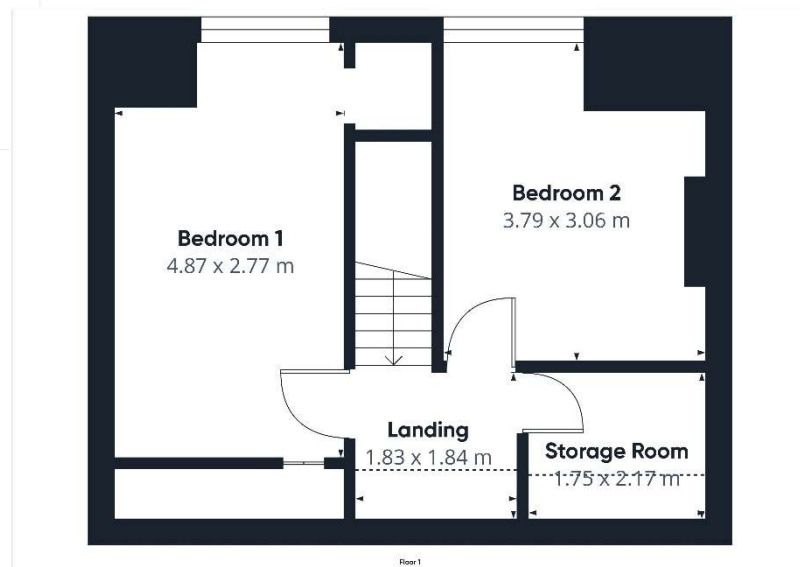
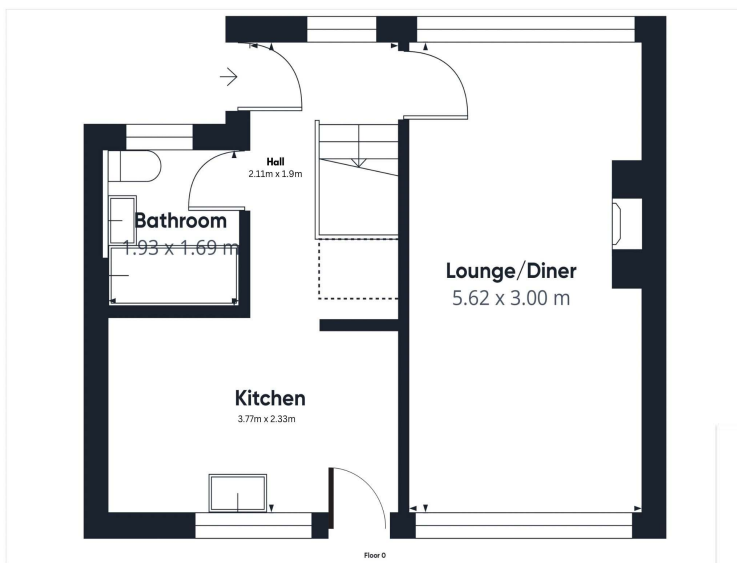
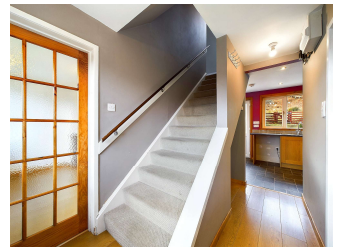
Seil Island is located 14 miles south of Oban and is connected to the mainland by the Clachan Bridge known as 'The bridge over the Atlantic'. Nearby amenities include the Balvicar Stores supplying local produce and groceries, Easdale Primary School, Tigh an Truish Inn, The Oyster Bar and Restaurant, small 9 hole golf course, community hall and tearoom. The annual World Stone Skimming Championships each September. The surrounding area is the ideal location to catch a glimpse of the local wildlife such as porpoises, dolphins, whales, and seals. For the more land loving, there are otters, weasels and a variety of sea birds. Nearby Easdale Island has 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.

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