



2 Bedroom Terraced House

Offers Over: £150,000

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.




ARGYLL
 Estate Agents

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

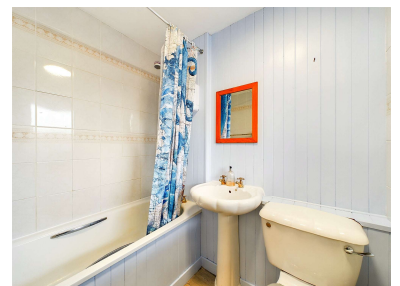
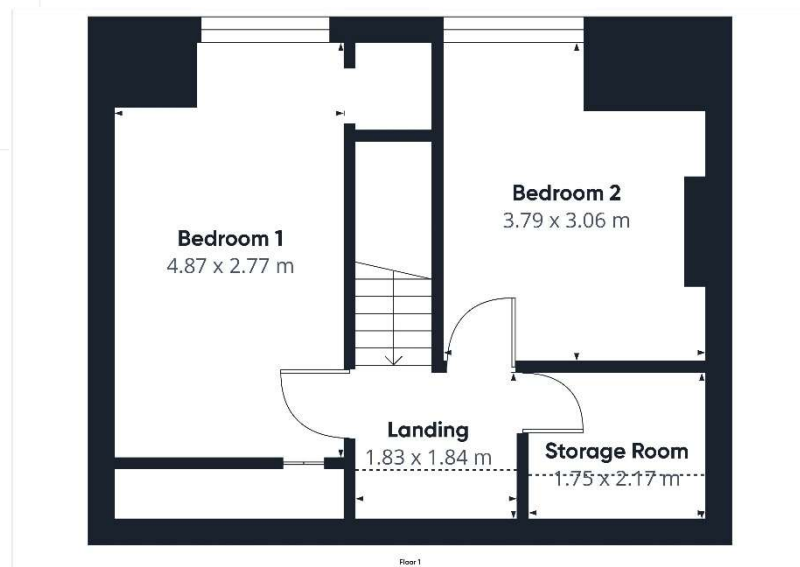
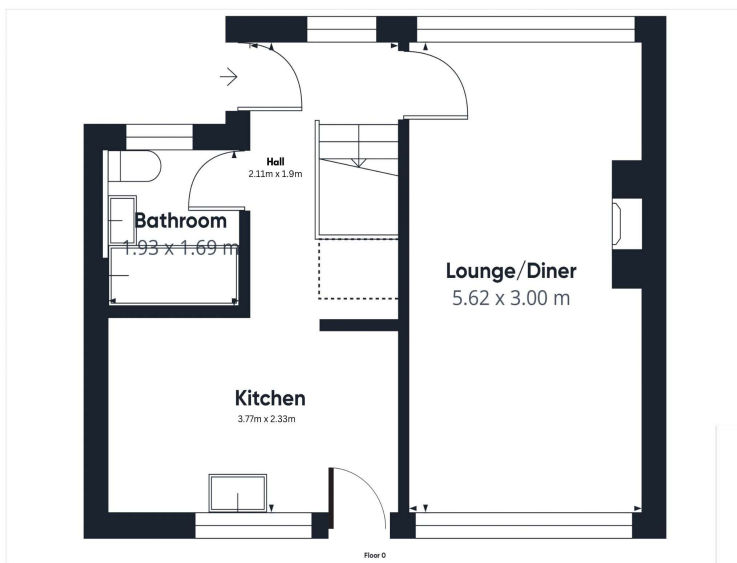
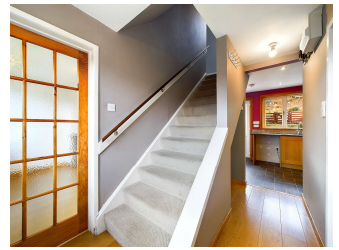
Seil Island is located 14 miles south of Oban and is connected to the mainland by the Clachan Bridge known as 'The bridge over the Atlantic'. Nearby amenities include the Balvicar Stores supplying local produce and groceries, Easdale Primary School, Tigh an Truish Inn, The Oyster Bar and Restaurant, 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.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Call Oban 01631 561130 further details

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. 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 using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.