



3 Bed End of Terrace

Guide Price: £245,000

63 Easdale Island, by Oban, Argyll, PA34 4TB

Delightful family home boasting dramatic sea views on the idyllic and peaceful 'car free' Island of Easdale. A sailing enthusiasts paradise with the world championship slate skimming competition held annually along with many island community events held throughout the year. The short passenger ferry journey connects to the nearby 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. Oban with all mainstream amenities on hand is located 17 miles from the island. Comprising; Open plan lounge/kitchen, a master double bedroom with en suite bathroom, 2 further double bedrooms and ground floor family bath/shower room. The property further benefits from a solar thermal hot water system, wood burning stove, double glazing, private gardens with access from the kitchen, electric central heating boiler to all radiators and separate individually controlled underfloor heating system on the ground floor. 4G and digital television are available. There is a regular passenger ferry crossing to the mainland with in a 2 minute walk from the property. Ample free parking is available on the mainland at Ellenabeich for residents from where 5 buses per day or a 30 minute car journey take you to Oban. EPC D68 - Council tax band D.




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Entrance Porch 1.91m x 1.42m

Good size entrance porch with window view to front. Tiled flooring, storage cupboards, central heating radiator, downlights, coat and boot storage.

Open plan Lounge area 5.68m x 3.75m

Inviting lounge area open plan to the kitchen. Feature wood burning stove with marble effect surround and hearth central to the lounge. Window view to front, two central heating radiators, ample space for freestanding lounge furniture, socket points, tv point and spotlighting.

Open plan Kitchen area 4.66m x 2.64m

Well equipped kitchen with white framed shaker wall and base units, under cabinet lighting and contrasting worktops. There are a multitude of storage options including pull-out corner storage system, drawers, wine rack, tea tray holders and display shelves. Rangemaster range cooker with 5 zone induction hob, electric double oven and grill, extractor hood, American fridge/freezer and inbuilt dishwasher. Belfast sink with swan neck mixer tap, multicoloured tiled splashbacks, tiled flooring, smoke detector and socket points. French doors providing views and access to the rear garden.

Hallway 1.34m x 0.89m

Giving access to bedroom one and family bath/shower room. Tiled flooring, feature wall lighting and smoke detector.

Bedroom One 3.73m x 2.59m

Double bedroom with rear window views, tiled flooring, space for freestanding furniture, central heating radiator, socket points and spotlighting.

Family bath/shower room 3.54m x 2.66m

Stunning and contemporary 4 piece suite with full sized Jacuzzi bath with mixer tap and wall mounted bathroom TV. Large walk-in thermostatic shower enclosure with concealed controls and rainfall fitting, counter top WHB and WC. Contrasting and tasteful tiling to walls and floors with mosaic detailing. Wooden vanity storage unit beneath inbuilt sink, wall mounted illuminated mirror, heated towel rail, opaque window to rear, extractor fan, and flush ceiling light.

First Floor

Timber staircase from the lounge area with circular integrated wall lighting, decorative wrought iron balustrade and timber handrail to first floor accommodation. Landing with loft hatch access, smoke detector, spotlighting and feature window lighting.

Master Bedroom Two 4.85m x 4.53m

Spacious double bedroom with en suite facilities, wooden flooring and spectacular elevated views towards the harbour and sea beyond. Feature alcove with shelving central to the room. Two inbuilt storage cupboards (housing water tank and heating system). Plenty space for freestanding bedroom furniture, socket points, spotlighting and central heating radiator.

Ensuite bathroom 3.36m x 1.96m

Modern with the most wonderful dual sea views to the front through twin Velux windows welcome you into the room. Freestanding bathtub boasting hand crafted wall cladding as a trendy backdrop and a wall mounted mixer tap. Countertop WHB with vanity storage below and modern WC. Wooden flooring, spotlighting, extractor fan, central heating radiator and wall mounted toilet tissue holder.

Bedroom Three 4.87m x 2.56m

Good sized double bedroom with sea views through a large Velux window. Wooden flooring, space for freestanding furniture, central heating radiator, spotlighting and socket points.

Outdoor space

The property welcomes you along a grass path with a small lawn area at the front. There is a good size lean-to garden store with access either side of the property which has power, light and stone base. The enclosed rear gardens are bounded by dry stone dyke and bamboo panels. There are bedding areas lined with local stone with some annual flowering perennials included. A seating area, outside tap, solar lights to fencing and outside wall light. An abundance of local bird life can be seen and heard in the magical location.

Location

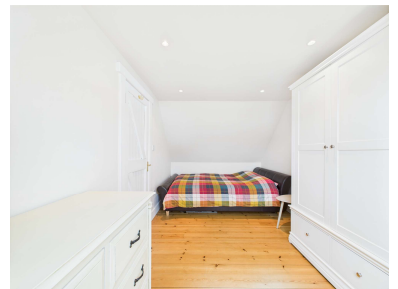
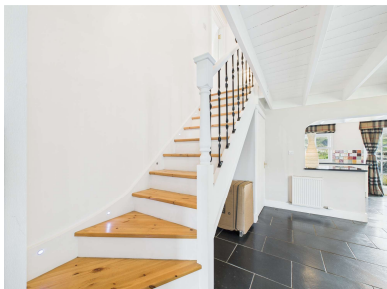
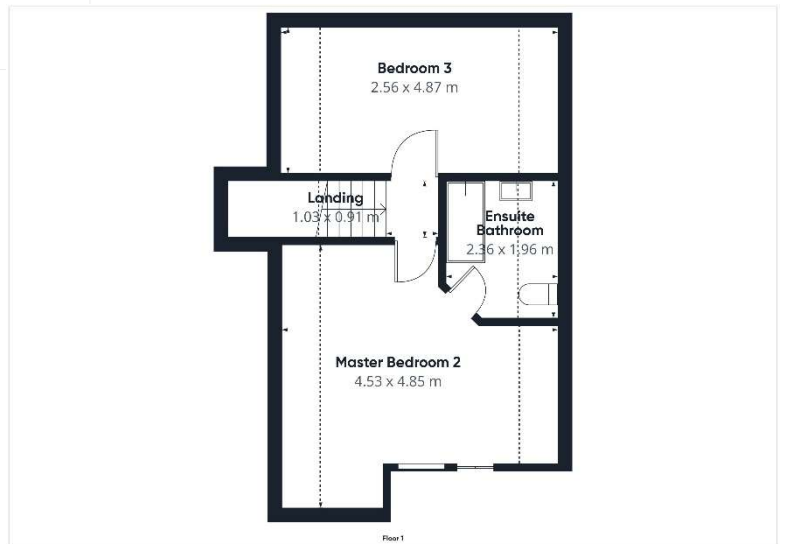
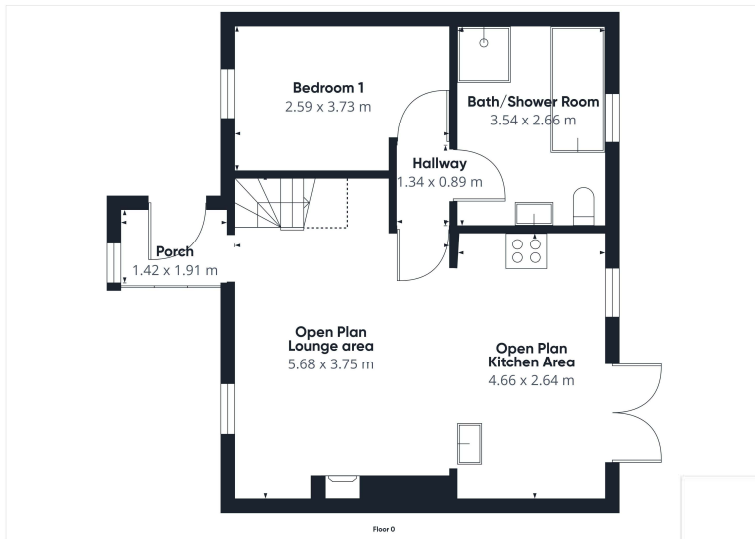
Easdale Island is a place to live like no other. With its flooded quarries, paths which wind through brambles and sloes and “fool’s gold” speckled slate beaches the landscape is shaped by the bygone quarrying industry which roofed the world. Home to approximately fifty people, Easdale Island has a vibrant 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.

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