



Druim Cas

North Shian, Appin, PA38 4BA

Guide Price £350,000

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PROPERTY

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Located in the picturesque, rural village of North Shian, Druim Cas is a spacious detached Bungalow with 4 Bedrooms with sizeable garden & with direct access down to the shore. South West facing & set in a stunning, elevated position, Druim Cas boasts unrestricted panoramic views across Loch Creran and beyond. Although Druim Cas would benefit from some upgrading, it would make a wonderful family home, idyllic holiday home, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious detached Bungalow
- Unrestricted stunning views over Loch Creran
- Picturesque, peaceful, rural location
- Private access to the shore with mooring
- Porch, Hallway, Lounge, Dining Room, Kitchen
- Bathroom, 4 Bedrooms (Master En Suite) & 2 Lofts
- Excellent storage throughout
- Double glazed windows & Oil Central Heating
- Sizeable garden with idyllic loch & mountain views
- Wonderful family home
- Idyllic holiday home
- Perfect buy-to-let investment
- No onward chain
- Vacant possession



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The accommodation comprises the entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Bathroom, 4 double Bedrooms (Master with Ens Suite Shower Room). There are also 2 Lofts.

Druim Cas is south west facing and is surrounded by the most breathtaking scenery and benefits from double glazed windows & external doors and oil fired central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front and entrance into the Hallway or at the side into the Kitchen.

PORCH 1.5m x 1.4m

With external door to the side elevation, window to the front elevation, coat hooks, shelved unit, radiator, laminate flooring and door leading to the Hallway.

HALLWAY 9.6m x 1m

With storage cupboard housing the central heating boiler and hot water tank, radiator, fitted carpet and doors leading to the Lounge, Bathroom and all 4 Bedrooms.

LOUNGE 4.6m x 3.7m

With windows to the front elevation taking full advantage of the superb views, radiator, laminate flooring and semi-open plan to the Dining Room.

DINING ROOM 3.7m x 3.2m

With windows to the front elevation looking out over the garden and views beyond, radiator, laminate flooring and opening through to the Kitchen.

KITCHEN 6.2m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, Belfast style sink, tiled splash backs, freestanding fridge/freezer, dual aspect windows to the side & rear elevations, laminate flooring and external door leading out to the side garden.





BATHROOM 2.7m x 1.m

With white suite comprising bath, shower enclosure, wash basin, WC, wall mounted mirror, heated towel rail, tiled walls and tiled flooring.

BEDROOM ONE 3.2m x 3m

With window to the front elevation, built-in wardrobe, radiator, fitted carpet and semi open to Bedroom Two.

BEDROOM TWO 3.2m x 2.8m

With window to the rear elevation, radiator, fitted carpet and semi open to Bedroom One.

BEDROOM THREE 4.7m x 2.6m

With Velux style window & further window below to the side elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM FOUR 5.9m x 4.6m (max)

With 2 windows to the rear elevation, Velux style window to the side elevation, built-in wardrobes with sliding mirror doors, fitted carpet, door leading to the En Suite Shower Room and external door leading out to the lean to Greenhouse and rear garden.

EN SUITE SHOWER ROOM 2.4m x 1.7m

With white suite comprising large shower enclosure, wash basin set in a bespoke unit, WC, wall mounted mirror, heated towel rail, Velux style window to the side elevation, tiled walls and tiled flooring.



GARDEN

The generous garden grounds surround the property and have the most amazing scenic views over Loch Creran and mountains beyond, with ample space for garden furniture, offering a perfect space to sit, relax and dine alfresco. The garden is laid mainly with grass and is planted with a variety of mature trees, shrubs & bushes. The tarmac driveway is owned by the neighbouring property but provides a full right of access to Druim Cas. There is private parking within the boundary. Druim Cas also owns an area of land on the loch side (across the single track road) which is ideal for direct access to the loch. There is also a mooring with this property.

LOCATION

Druim Cas is in the delightful rural area of North Shian, Appin and is situated on the edge of Loch Creran. Located between Fort William (1 hour drive) and Oban (1/2 hour drive). Local amenities, in the nearby village of Port Appin (2 miles), includes a well-stocked shop, post office, doctors' surgery, hotels and restaurants plus a passenger ferry to the Isle of Lismore, which is recognised as a cyclist's paradise. The local nursery & primary schools are located in Appin & secondary school is available in Oban, which is accessed by a school bus. This area is steeped in history and is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing.



Druim Cas, North Shian



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains water & electricity
Drainage to private septic tank

Council Tax – F

EPC Rating: C70

Gross internal floor area (m²) 127

Local Authority: Argyll & Bute Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William, travel south on the A82 for approx. 12 miles. At the roundabout after the Ballachulish Bridge, take the first exit sign posted for Oban (A828). Continue on this road for approx. 15 miles, continue through the village of Appin, passing the church and village hall, at the top of the hill turn right, signposted for North Shian. Continue on this road for approx. 2.2 miles At the T junction turn left and continue for approx. 1 mile. Druim Cas is on the left hand side and can be identified by the For Sale sign.

LOCATION

Appin is a peaceful village lying on the west coast, sitting north of Loch Creran where it meets the sea. Looking towards the Lynn of Lorn, the island of Lismore and across Loch Laich, which flows into Loch Linnhe to the coast of Morvern and beyond, it is one of the most sought after coastal locations. Local amenities include a village primary school & nursery, a well-used community village hall, community shop & post office, filling station/garage, medical practice, church, and 2 lovely hotels both with top quality restaurants. The secondary schooling is available in Oban, which is accessed by a school bus. The area offers a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports and mountain biking.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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