

**DAWSONS**



**THE PIER HOUSE  
BALVICAR, BY OBAN, PA34 4TF**

A Beautifully Presented Semi-Detached House Situated On The Shores Of Balvicar Bay And Enjoying Fabulous Views Over The Bay To The Hills Beyond Within Close Walking Distance Of The Golf Course And Village Shop

Hall : Kitchen/Dining Room : Lounge  
Principal Bedroom with En-Suite Shower Room  
2 Further Bedrooms : Bathroom : Utility Room

Decked Seating Area  
Terraced Garden Leading To The Shore  
Mooring Available

**Guide Price £350,000**

Independent Estate Agents of Argyll and the West Highlands



The delightful former slate mining village of **Balvicar** is situated around Balvicar Bay on the Island of Seil, which is connected to the mainland by the famous 'Bridge over the Atlantic', in an area renowned for its outstanding natural beauty with excellent sailing, fishing and diving, being just a few of the interests that can be enjoyed in the area. Local services on the island include an excellent village store/post office and 9 hole golf course, both of which are within a short walking distance of the property, a doctors surgery, village hall, primary school, a boatyard and two pubs with restaurants, The Oyster Bar at Ellenabeich and the Tigh An Truish, at Clachan Seil. The town of Oban, some 14 miles to the north, supports a wide variety of shops, leisure facilities, recreational and professional services and a general hospital.

**The Pier House** is a delightful semi-detached one and a half storey home situated in an exceptional position on the shores of Balvicar Bay and enjoying fabulous unobstructed views over the bay to the hills beyond. The beautifully presented accommodation benefits from an oil-fired central heating system with external boiler, augmented by a multi-fuel stove in the lounge. Taking full advantage of the views the lounge has patio doors opening out to a raised decked seating area and of particular note is the impressive principal bedroom with large sea facing Velux windows and in addition to the en-suite shower room has two walk-in wardrobes. The kitchen is of a modern design with integrated appliances and an AEG induction hob. The easily managed garden, laid mainly to grass and terraced down to the shoreline adds to the appeal of this most desirable waterside home.

### DETAILS OF ACCOMMODATION

**Kitchen/Dining Room:** 4.25m x 3.98m, half glazed external door to front, window to front, fitted with a range of wall mounted and floor standing units with work tops and wall tiling, 1½ bowl ceramic sink with drainer, integrated dishwasher and fridge, induction hob with stainless steel chimney hood over, built-in microwave, double oven/grill, larder cupboard, central heating radiator, recessed ceiling lights, wood flooring.

**Hall** with cloak/storage cupboard, central heating radiator, 2 ceiling light fittings, fitted carpet.

**Lounge:** 4.25m x 4.25m, patio door to front, window to side, multi-fuel stove with tiled surround, wood mantel and polished granite hearth, recessed shelving with cupboard below, central heating radiator, ceiling light fitting, wood flooring.

**Bathroom:** 2.38m x 2.10m, window to rear, window to side, bath with electric shower over, glazed screen and tiling, whb in vanity unit with tiling over and mirror fronted cabinet, wc, heated towel rail, ceiling light fitting, tiled floor.

**Utility Room:** 2.08m x 1.14m, window to side, washing machine and fridge with work top over, work top freezer, wall mounted cupboard, wall shelving, ceiling light fitting, tiled floor.





**Bedroom 2:** 3.38m x 2.97m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

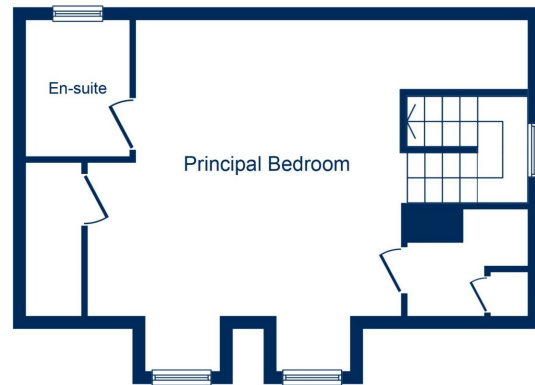
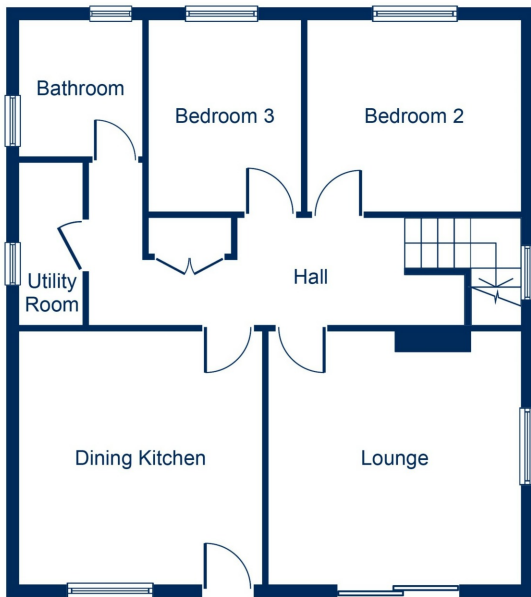


**Bedroom 3:** 2.97m x 2.64m, window to rear, central heating radiator, ceiling light fitting, fitted carpet.

An open tread wooden staircase rises to the upper floor with window to side at half landing and ceiling light fitting.

**Principal Bedroom:** 5.19m into window area x 4.29m, coombed (sloping) ceiling, 2 Velux roof light windows to front, **walk-in wardrobe** 2.11m x 1.12m, with eaves storage access and light, further **walk-in wardrobe** 1.88m x 1.70m, with eaves storage access and light, bed, bedside tables, drawer units, 2 central heating radiators, ceiling light fitting, fitted carpet.

**En-Suite Shower Room:** 2.06m x 1.76m, coombed ceiling, Velux roof light window to rear, corner shower enclosure with electric shower, waterproof panelling and glazed double doors, whb in vanity unit with tiling over, wc, heated towel rail, extractor fan, ceiling light fitting, tiled floor.





## GARDEN

*The Pier House* is accessed along a short track which leads to a spacious gravelled parking area, bordered by traditional slate walls, to the rear of the property. To the front there is a raised decked seating area with a gently sloping sweep of lawn then terraced down to the shoreline. **Timber Outbuilding** - of substantial construction with power sockets.

## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage. Oil-fired central heating with external boiler.

**Mooring:** The property benefits from a mooring through application to Balvicar Bay Mooring Association to transfer to the purchaser.

**Council Tax:** Band E. **EPC Rating:** D67. **Home Report:** Available from the Selling Agents.

**Contents:** The bed, bedside tables and drawer units in the principal bedroom are included in the sale. Other items of furniture and furnishings may be available by separate negotiation.

**Guide Price:** **Three Hundred & Fifty Thousand Pounds (£350,000)**. Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.

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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX  
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk