DAWSONS



MORVEN, CULLIPOOL, ISLE OF LUING, PA34 4TX

- **An Appealing Detached Bungalow**
- **Situated On The Fringe Of The Village**
- **Enjoying Magnificent Seascape Views**
- **Hall : Sitting Room : Dining Room**
- **Kitchen : Utility Room : Bathroom**
- **3 Bedrooms : En-Suite Shower Room**
- **Established Level Garden With Garage**

Guide Price £230,000

The ***Island of Luing*** is an enchanting small inshore island situated about 15 miles south of the principal west highland town of Oban with an excellent car ferry service for the short journey across from the mainland. Local amenities on the island include a shop with post office, community halls and a visitor centre with licensed cafe and restaurant. Primary schooling is on the mainland at Ellenabeich and senior schooling at Oban High School, with transport provided to both. A more comprehensive range of services including professional and recreational facilities is also to be found in Oban. The island has changed little over the past centuries, remaining a place of great tranquility and natural beauty with an abundance of flora and fauna and stunning sea and island views.

Morven is an appealing detached property, offering spacious and versatile accommodation, pleasantly situated on the fringe of the village of ***Cullipool,*** the largest settlement on the island, and enjoying magnificent sea views over the Firth of Lorn to the islands beyond. Although in need of some upgrading to bring up to a more modern standard of appointment the property offers an excellent opportunity for a purchaser to refurbish to their own taste and requirements, with the additional benefit of a fully formed attic with potential to extend (subject to the necessary consents) which all adds to the amenity of the fine home.





DETAILS OF ACCOMMODATION

Vestibule with double external doors to front, vinyl flooring, half glazed door to ***Hall*** with cloak cupboard, storage heater, 2 ceiling light fittings, fitted carpet, hatch to floored ***Attic*** space with Velux roof light windows to rear, offering scope for conversion, subject to the necessary consents.

Sitting Room: 4.88m x 4.23m, windows to front and to side, electric coal effect fire with brick surround, tiled hearth and wooden mantel, shelving, storage heater, ceiling light fitting, fitted carpet.

Dining Room: 3.35m x 2.64m, window to side, storage heater, ceiling light fitting, fitted carpet.

Kitchen: 3.37m x 2.68m, window to rear, wall mounted and floor standing units, 1½ bowl sink and drainer, cupboard housing hot water tank, wall tiling, ceiling light fitting, vinyl flooring.

Utility Room: 3.29m x 1.48m, half glazed external door to rear, sink unit, broom cupboard, ceiling light fitting, vinyl flooring.

Bedroom 1: 3.34m x 2.88m, window to rear, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet, ***En-Suite:*** 3.33m x 0.91m, window to rear, shower enclosure with electric shower unit, wall tiling and glazed door, whb with tiling over, wc, wall mounted fan heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.95m x 2.92m, window to front, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet.

Bedroom 3: 2.93m x 2.63m, window to front, built-in wardrobe, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 3.33m x 1.48m, window to rear, bath, whb, wc, bidet, panel heater, ceiling light fitting, fitted carpet.

GARDEN

A level established garden surrounds the property, with areas of lawn and a combination of mature shrubs and bushes, enclosed by stone walls. There is a driveway to the side with gated access. ***Detached Garage*** with up and over vehicle access and pedestrian side access.

GENERAL INFORMATION

Services: Mains water and electricity. Private shared drainage.

Home Report: Available from the Selling Agents. ***Council Tax:*** Band E. ***EPC Rating:*** D56.

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

Guide Price: **Two Hundred & Thirty Thousand Pounds (£230,000).** Offers are invited and should be submitted to the Selling Agents.





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