



4 Balvicar

Isle of Seil | Argyll | PA34 4TF

Offers Over £135,000

Fiuran
PROPERTY

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4 Balvicar is a charming early 19th Century Cottage with beautiful views of Balvicar Bay. In need of modernisation, the property benefits from a large floored Attic, multi-fuel stove, easy shore access and adjacent land available separately.

Special attention is drawn to the following:

Key Features

- Charming early 19th Century mid-terrace Cottage
- Beautiful view of Balvicar Bay
- In need of modernisation & improvement
- Adjacent land of approx. 350m2 available separately
- Sun Room, Kitchen, Lounge, Bedroom, Shower Room
- Large, fully floored & sheeted Attic with windows
- Insulated plasterboard, lighting & power in Attic
- Electric storage heating & double glazing
- Multi-fuel stove in Lounge
- Free on-street parking
- Short walk to village store & bus stop
- Easy access to shore
- No chain



4 Balvicar is a charming early 19th Century mid-terraced Cottage enjoying a beautiful outlook over Balvicar Bay. The property is situated in an attractive coastal setting and offers an excellent opportunity for those seeking a traditional cottage with scope for modernisation and improvement. Adjacent land is also available separately.

The accommodation comprises a bright Sun Room, fitted Kitchen, spacious Lounge, ground floor Bedroom and Shower Room, with a multi-fuel stove creating a cosy focal point within the Lounge. A particular feature is the large, fully floored and sheeted Attic, which has windows and benefits from insulated plasterboard, lighting and power, providing useful additional space and potential for a variety of uses, subject to any necessary consents. The double-glazed windows boast attractive views and the cottage retains a number of charming traditional features.

The property benefits from electric storage heating and free on-street parking. It is conveniently located a short walk from the village store and bus stop, with easy access to the shore. The cottage is offered for sale with no onward chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via shared driveway off the main road, and entrance at the front via the Sun Room.

SUN ROOM 2.5m x 1.25m

With UPVC entrance door, windows to the front & side elevations, tiled flooring, and glazed door leading to the Hall.

HALL 1.85m x 1.15m

With wooden ladder to the Attic, laminate flooring, opening to the Kitchen, and doors leading to the Lounge and Bedroom.

KITCHEN 2.9m x 1.85m & 1.35m x 0.55m

Fitted with a range of base & wall-mounted units, work surfaces, stainless steel sink & drainer, electric cooker, small fridge, utility space with washing machine, electric storage heater, laminate flooring, window to the rear elevation, and door leading to the Shower Room.

SHOWER ROOM 2.15m x 1.35m

With WC & wash basin, accessible shower enclosure with electric shower, vinyl flooring, and window to the rear.



LOUNGE 4.45m x 3.65m

With dual aspect windows to the front & rear elevations, feature stone clad wall, multi-fuel stove (in need of attention), shelved recess, and fitted carpet.

BEDROOM 2.85m x 2.8m

With window to the front elevation, electric storage heater, and fitted carpet.

ATTIC LANDING 3.05m x 2.55m (max)

With Velux style window to the front elevation, electric storage heater, ceiling downlights, fitted carpet, and doors leading to Attic 1 and Attic 2.

ATTIC 1 2.9m x 2.4m

With Velux style window to the rear elevation, ceiling downlights, and fitted carpet.

ATTIC 2 3.05m x 2.4m

With Velux style window to the rear elevation, ceiling downlights, and fitted carpet.

EXTRA GROUND

Adjacent to the property is an area of ground extending to approximately 350m², which is available to purchase separately. Similar areas have been acquired by neighbouring properties and are currently used as garden ground, enjoying an attractive outlook over the golf course and Balvicar Bay.

DIRECTIONS

Travelling from Oban and the North on the A816, turn right onto the B844 and cross over the Atlantic Bridge. Upon reaching the village of Balvicar, turn left at the shop and keep bearing left. 4 Balvicar is in the middle of the 1st row of cottages on the left.



4 Balvicar, Isle of Seil



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, and drainage.

Council Tax: Band B

EPC Rating: D62

Gross Internal Floor Area: 66m²

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.

Home Report: A copy is available through the selling Agent.

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.

LOCATION

The small village of Balvicar is on the Isle of Seil, and is accessed by crossing the famous Atlantic Bridge. It is a very popular destination for those who enjoy outdoor pursuits such as sailing and wildlife watching. The village benefits from a well-stocked general store & Post Office, golf course, and regular bus service. There are also 2 pubs/restaurants, a GP practice, a community hall, primary school, sea life tours, seafari tours, a small museum, and excellent fishing on the island. A full range of facilities and amenities are available in the nearby town of Oban, some 14 miles north.

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.

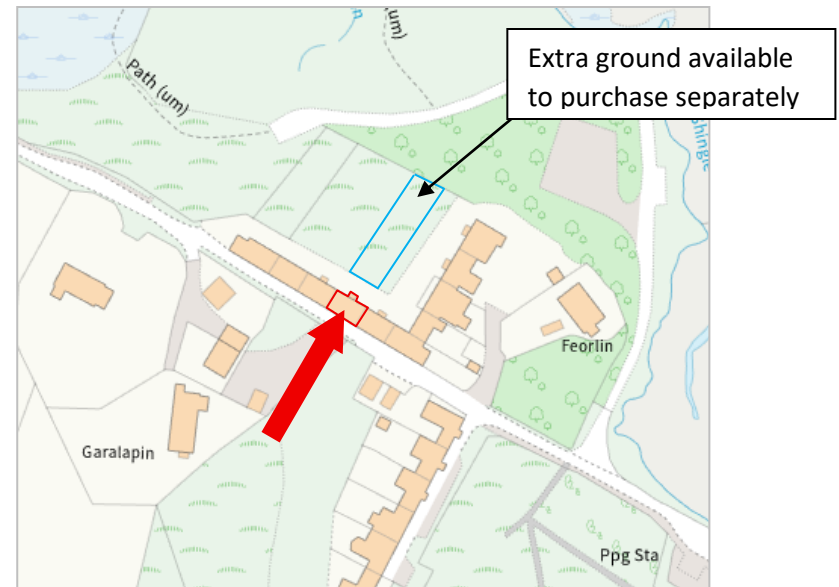
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 Argyll & Bute 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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**



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