



6 Inverbhreac Cottages

Barcaldine | Argyll | PA37 1AH

Guide Price £199,950

Fiuran
PROPERTY

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6 Inverbhreac Cottages is a spacious and beautifully presented 2 Bedroom semi-detached House, set within a rural development in the picturesque village of Barcaldine. Benefiting from private parking and an enclosed garden, this charming property would make an ideal family home.

Special attention is drawn to the following:

Key Features

- 2 Bedroom semi-detached Home in walk-in condition
- Entrance Vestibule, Lounge, Kitchen/Diner, Utility Area
- 2 double Bedrooms, Bathroom, WC
- Large built-in wardrobes in both Bedrooms
- Double glazing throughout & full Fibre to property
- Air source heat pump for heating & hot water
- Built in 2020 so extremely energy efficient
- Excellent storage including partially floored Loft
- Modern features including ceiling downlights
- Window coverings & flooring included
- Easily maintained, enclosed garden with shed
- Private driveway providing off-road parking
- Quiet neighbourhood with cycle path & walks on doorstep
- Primary school & good public transport access



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The well-appointed ground floor accommodation comprises a welcoming entrance Vestibule with staircase leading to the upper floor, a bright and spacious Lounge with useful under-stair storage cupboard, and a modern fitted Kitchen/Diner with adjoining Utility Area and direct access to the enclosed rear garden. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property offers two generously sized double Bedrooms, both benefiting from built-in wardrobes, along with a contemporary family Bathroom. A loft space, accessed from the landing, provides additional storage.

Designed with energy efficiency in mind, the property benefits from excellent insulation and a highly efficient air source heat pump providing heating and hot water. Further advantages include double glazing throughout and excellent storage options, including a walk-in wardrobe within the principal bedroom.

Externally, the enclosed rear garden is designed for ease of maintenance and includes a timber garden shed, while private parking for three vehicles is located to the front of the property.

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

APPROACH

Via driveway to the front of the property, and entrance at the front into the Vestibule.

GROUND FLOOR: ENTRANCE VESTIBULE

With carpeted stairs rising to the first floor, wood effect flooring, radiator, and door leading to the Lounge.

LOUNGE 4.1m x 3.5m

With window to the front elevation, radiator, wall-mounted electric fire, under-stair cupboard (housing the hot water cylinder), and door leading to the Kitchen/Diner.

KITCHEN/DINER 4m x 3.3m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, matching splash-backs, stainless steel sink & drainer, cooker hood, radiator, built-in shelved larder, vinyl flooring, window to the rear elevation, and opening to the Utility Area. Fridge/freezer, wine fridge, dishwasher & cooker available under separate negotiation.



UTILITY AREA 1.8m x 1.5m

With window to the side elevation, wall-mounted unit, worktop with space for washing machine & tumble dryer below, radiator, vinyl flooring, and door leading to the WC.

WC 2.05m x 1.65m

With WC & wash basin, chrome heated towel rail, vinyl flooring, and window to the rear.

FIRST FLOOR: UPPER LANDING

With window to the side elevation, radiator, fitted carpet, access to the Loft, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.1m x 3.2m (max)

With window to the front elevation, walk in wardrobe, fitted carpet, and radiator.

BEDROOM TWO 3.95m x 2.65m

With window to the rear elevation, built-in wardrobe, fitted carpet, and radiator.

BATHROOM 2.15m x 2.1m

With white suite comprising bath with mixer shower over, WC & wash basin, window to the rear elevation, chrome heated towel rail, and vinyl flooring.

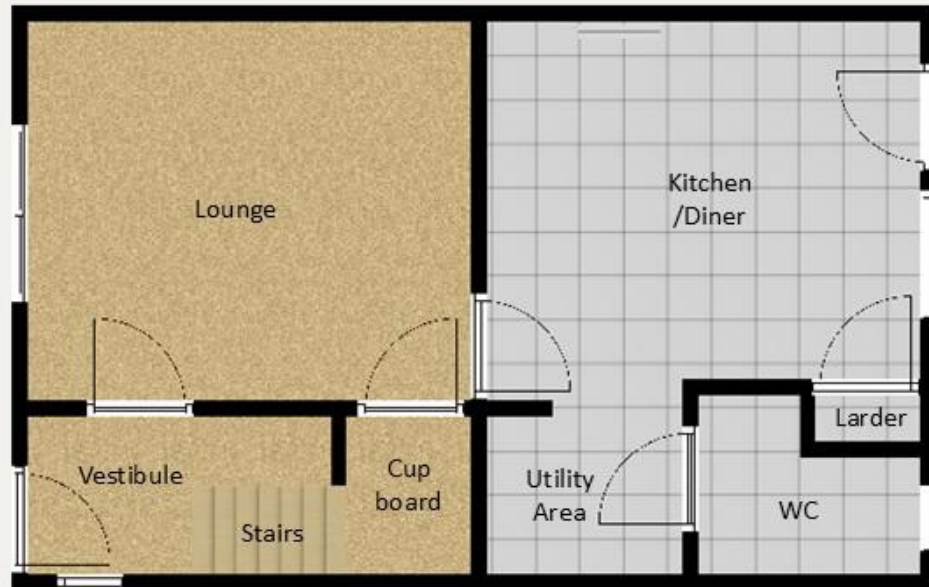
LOFT – Partially floored, with Ramsay style ladder, lighting & power.

GARDEN

There is an enclosed garden area to the rear, mainly laid to grass, with small, paved patio and housing a timber garden shed. The mono-blocked driveway provides private parking for three vehicles.



6 Inverbhreac Cottages, Barcaldine



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. Air source heat pump.

Council Tax: Band D

EPC Rating: C77

Gross Internal Floor Area: 84m²

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.

DIRECTIONS

Head north on the A85 from Oban until you reach the village of Connel. Take a right turn onto the A828, signposted for Benderloch and Fort William. Follow the A828 for approximately 5 miles until you reach Barcaldine. Take a right turn at the sign for Bonawe (B845), then a left into Inverbhreac Cottages. No 6 is on the right and can be identified by the For Sale sign.

LOCATION

With a cycle track towards Oban and Fort William (National Route 78), the village of Barcaldine also has a primary school and marina offering deep water moorings, winter storage, short stay pontoon and other facilities. Surrounded by stunning natural beauty, including rolling hills and Loch Creran, the village offers opportunities for outdoor activities and exploration. Despite its rural location, the village is conveniently located near the town of Oban, providing access to a wide range of amenities and services. Overall, Barcaldine is a charming destination for those seeking a scenic retreat in the Scottish countryside.

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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