



## Seil, 3 Balvicar Chalets

Balvicar | Argyll | PA34 4TE

Guide Price £155,000

**Fiuran**  
PROPERTY

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Seil is a delightful 2 Bedroom detached Chalet Bungalow enjoying stunning views across Balvicar Bay and convenient access to a nearby beach. Nestled within an exclusive cul-de-sac of just seven chalets, the property offers a peaceful and private setting in an area of outstanding natural beauty. Combining coastal charm with a tranquil location, this idyllic home would make an ideal first-time purchase, holiday retreat, or investment opportunity.

Special attention is drawn to the following:

## Key Features

- Delightful 2 Bedroom Chalet with stunning views
- Located across from beach at Balvicar Bay
- Situated in former slate-mining village on Isle of Seil
- Kitchen, Lounge/Diner, 2 Bedrooms, Shower Room
- Full contents included in sale (excluding personal items)
- Double glazing & electric heating
- Newly installed raised decking to front
- Enclosed garden with drying green
- Timber garden shed & further store
- Private parking for two vehicles
- Idyllic lifestyle opportunity
- Freehold property
- No chain



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The accommodation comprises a bright and spacious open-plan Lounge/Diner with glazed doors opening onto the decking, a fitted Kitchen complete with a range of integrated white goods, two double Bedrooms, and a contemporary Shower Room.

Benefiting from double glazing throughout, the property also features electric heating and a mains water supply. A particular advantage is its freehold status, whilst enjoying the appeal and sense of community offered by a small, exclusive development of chalets.

Externally, the easily maintained garden provides a peaceful outdoor retreat, perfectly positioned to take full advantage of the tranquil surroundings and magnificent views towards Balvicar Bay.

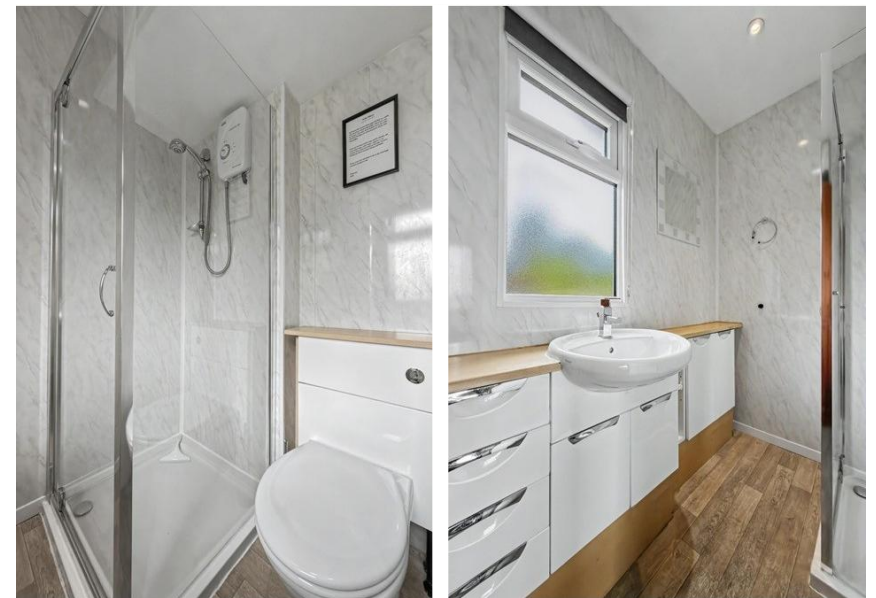
The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via gated access to Balvicar Chalets, into a shared driveway leading to the private parking at the side of no.3, and entrance via the decking at the front into the Lounge/Diner.

### **KITCHEN** 2.25m x 1.85m

Open-plan to the Lounge/Diner and fitted with a range of base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, electric cooker, small fridge/freezer, microwave, vinyl flooring, wall-mounted lights, and windows to the rear & side elevations.



**LOUNGE/DINER** 4.8m x 3.15m

With large window to the front elevation with sea views, wall-mounted electric heater, fitted carpet, shelved recess with built-in cupboard (housing the electric consumer unit), doors leading to both Bedrooms and the Shower Room, and glazed sliding doors leading to the decking.

**BEDROOM ONE** 2.95m x 2.3m

With window to the front elevation with sea views, wall-mounted electric heater, and fitted carpet.

**BEDROOM TWO** 2.95m x 2.3m

With window to the rear elevation, wall-mounted electric heater, and fitted carpet.

**SHOWER ROOM** 2.3m x 1.85m

With modern white suite comprising WC & wash basin vanity units with storage, shower enclosure with electric shower, ceiling downlights, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

**GARDEN**

The easily maintained garden is predominantly laid to lawn and enhanced by a variety of attractive mature shrubs and trees. A raised decking area provides the perfect spot for outdoor dining and relaxation, while a timber garden shed and additional plastic storage cupboard offer useful external storage. The private driveway provides off-street parking for two vehicles.



## Seil, 3 Balvicar Chalets



*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 and electricity.  
Drainage to shared septic tank.

**Council Tax:** Band A

**EPC Rating:** F28

**Gross Internal Floor Area:** 38m<sup>2</sup>

**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

Balvicar is a small village on The Isle of Seil and offers a local village store, doctor's surgery, church & primary school, and is a popular destination for visitors (especially yachtsmen who take advantage of the wonderful sheltered waters and harbours). There is also the well-known Tigh an Truish hotel/pub/restaurant located on the Island. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services.

## DIRECTIONS

Travelling from Oban and the North on the A816, turn right onto the B844 and cross over the Atlantic Bridge. Drive through the village of Balvicar, and turn left at the sign for Balvicar Chalets. Follow this road for approximately 1 mile. Take a left into Balvicar Chalets through a gate, and Seil is the third Chalet on the left.

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.

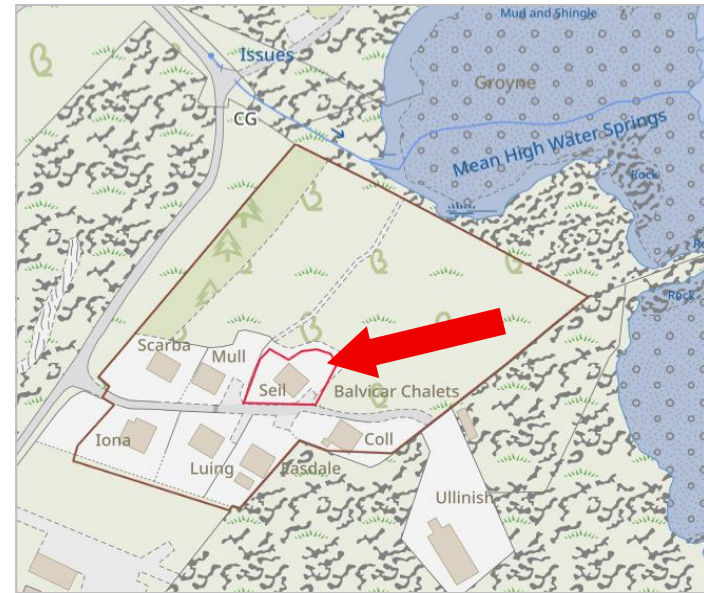
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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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