

DAWSONS



MORVERN

20 The Green, Craobh Haven, PA31 8UB

A Charming End Terraced House

Situated In This Picturesque Coastal Village

Beautifully Presented And In Immaculate Condition

Currently Operating As A Successful Holiday Let

Equally Suited As A Permanent Home

Portico : Sitting/Dining Room : Kitchen

2 Bedrooms : Bathroom : Large Store

Established Garden : Enclosed Patio

Offers Over £185,000

The picturesque coastal village of *Craobh Haven*, located on the northern shore of Craignish Peninsula, was created around the marina in the mid-eighties and is renowned as a particularly well serviced haven for yachting enthusiasts and is also a popular holiday destination. The marina has recently come under new ownership, together with the Lord of Isles Restaurant, which serves excellent meals, and the general store which has been revamped by interior designer Banjo Beale, all bringing a renewed vibrancy to the area.

The village of *Ardfern* is close by providing further local services including a hotel, village shop with cafe and a yacht centre, with the principal Argyll towns of Lochgilphead some 18 miles south and Oban some 22 miles north, providing a more comprehensive range of services and transport links.

Morvern is a charming, end-terraced house pleasantly situated in a quaint row of similar properties, known as *The Green*. Beautifully presented and in immaculate condition throughout, it is currently run as a successful holiday let and also for the owners own holiday use. The bright and airy accommodation benefits from a modern kitchen, replacement windows and an effective electric heating system, with a particular feature of note being the galleried upper floor landing, all adding the attraction of this appealing home.

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



DETAILS OF ACCOMMODATION

Portico with storage cupboard, light, slate floor, entrance door to the property.

Sitting/Dining Room: 8.10m x 5.31m, windows to front and to side, French doors to rear garden, inset stove effect electric fire, under-stair cupboard, 2 Rointe electric heaters, recessed ceiling lights, wood flooring.

Kitchen Area: 3.03m x 2.03m, vaulted ceiling with Velux roof light window, window to rear, fitted with a modern range of wall mounted and floor standing units with work tops and matching up-stands, sink and drainer, Neff oven, hob with extractor chimney over, fridge, freezer, washing machine, recessed ceiling lights, tile effect laminate flooring.

A carpeted staircase rises from the **Sitting Room** to the **Upper Floor Galleried Landing** with large storage cupboard, Rointe electric heater, ceiling light fittings, fitted carpet.



Bedroom 1: 2.70m x 2.94m, window to front, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.93m x 2.71m, window to rear, panel heater, hatch to part floored roof storage space, ceiling light fitting, fitted carpet.

Bathroom: 2.28m x 2.09m, window to side, bath with power shower over and glazed screen, wc, whb, wall tiling, fitted cupboard housing hot water tank, heated towel rail, wall mounted fan heater, extractor fan, recessed ceiling lights, tiled effect laminate flooring.



GARDEN

A pedestrian pathway leads to the property bordered by a delightful combination of shrubs and bushes. To the rear there is an enclosed paved patio and gravelled area with hedging providing an excellent degree of privacy. There is allocated parking in the car park to the rear.



GENERAL INFORMATION

Services: Mains electricity. Shared private drainage and water.

Contents: Items of furniture & furnishing may be available by separate negotiation.

Short Term Letting Licence: The current owner has the appropriate licence from Argyll & Bute Council.

Rateable Value: £3,700, currently rated as operated as a business.

Previous **Council Tax:** Band D. **EPC Rating:** E50.

Home Report: Available from the Selling Agents.

Offer Over: One Hundred & Eighty Five Thousand Pounds (£185,000). Offers should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

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

IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

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