



Druim Dobhran (The Old Manse), 9 Cnoc Mhor

Balvicar | Isle of Seil | PA34 4TF

Offers Over £350,000

Fiuran
PROPERTY

Druim Dobhran (The Old Manse)

Balvicar | Isle of Seil | PA34 4TF

Enjoying open views across the surrounding countryside, Druim Dobhran is a generously proportioned 4/5 Bedroom detached Home featuring a timber Garage, raised deck, easily maintained garden, and private parking – perfect for family living.

Special attention is drawn to the following:-

Key Features

- Spacious 4/5 Bedroom detached House
- Wonderful views of surrounding countryside
- Porch, Hallway, Kitchen/Dining Area, Utility Room, Lounge
- Shower Room, 4 Bedrooms, Office/Bedroom, Bathroom
- Excellent storage including a large Loft space
- Window coverings & flooring included
- Double glazing throughout
- Oil central heating
- Multi-fuel stove in Lounge
- Private parking for several vehicles
- Easily maintained garden with raised decking
- Detached timber Garage
- Island community without the hassle of ferries
- Within easy commuting distance to Oban



DESCRIPTION

Enjoying open views across the surrounding countryside, Druim Dobhran is a generously proportioned 4/5 Bedroom detached Home featuring a timber Garage, raised deck, easily maintained garden, and private parking – perfect for family living

The ground floor accommodation comprises entrance Porch to the front, Vestibule to the side, Hallway with stairs rising to the first floor, sizeable Kitchen with Dining Area, Utility Room with door leading to the parking area, bright & spacious Lounge with French Doors leading to a raised deck & multi-fuel stove, large double Bedroom, and Shower Room.

The first floor offers 3 further Bedrooms (all with built-in wardrobes), Office/Bedroom, family Bathroom, walk-in storage cupboard, and access to the floored Loft with ladder, lighting & power.

Druim Dobhran benefits from oil-fired central heating and double glazing. The decked area to the side offers the perfect spot to relax and take in the stunning countryside views.

APPROACH

Via large driveway to the rear of the property and entrance at the front into the Porch or at the side into the Vestibule.

GROUND FLOOR: PORCH 1.9m x 1.35m

With UPVC entrance door, windows to the front & side elevations, inset door mat, and glazed door leading to the Hallway.

VESTIBULE 2.15m x 1.7m (max)

With UPVC entrance door, inset door mat, radiator, wood effect flooring, glazed door leading to the Hallway, and further doors leading to Bedroom One and the Shower Room.

HALLWAY

With carpeted stairs rising to the first floor, radiator, under-stair storage cupboard, wood effect flooring, and doors leading to the Kitchen/Dining Area and Lounge.

KITCHEN/DINING AREA 8.95m x 3.4m (max)

Fitted with a range of wooden base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, range cooker with gas hob, cooker hood, 2 radiators, wood effect flooring, windows to the rear elevation, and door leading to the Utility Room.

UTILITY ROOM 3.4m x 1.75m

Fitted with a range of base & wall mounted units, work surfaces, sink & drainer, dishwasher, ceiling pulley, radiator, wood effect flooring, window to the side elevation, and external door leading to the parking area.



LOUNGE 5.7m x 4.25m

With large window to the front elevation, 2 radiators, multi-fuel stove, wood effect flooring, and glazed French doors leading to the raised decking at the side.

BEDROOM ONE 4m x 3.55m

With window to the front elevation, radiator, and wood effect flooring.

SHOWER ROOM 2.35m x 1.7m

With white suite comprising WC & wash basin, tiled corner shower enclosure with mixer shower, radiator, tiled flooring, and window to the rear elevation.

FIRST FLOOR: UPPER LANDING

With large walk-in storage cupboard (with eaves access), radiator, fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four, the Office/Bedroom, and the Bathroom.

LOFT

Fully floored, with Ramsay style ladder, lighting, and power.

BEDROOM TWO 4.95m x 3.4m (max)

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



BEDROOM THREE 4.95m x 2.65m (max)

With 2 Velux style windows to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM FOUR 3.5m x 3.4m (max)

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

OFFICE/BEDROOM 3.5m x 2.15m (max)

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

BATHROOM 3.45m x 1.7m

With modern white suite comprising P-shaped bath with mixer shower over, WC & wall-mounted vanity wash basin, radiator, eaves access, partially tiled walls, tiled flooring, and 2 Velux style windows to the rear elevation.

GARAGE 5.3m x 2.9m

Timber framed, with solid floor, corrugated metal sheeted roof, and timber doors.

GARDEN

The property boasts a well-maintained garden with a variety of shrubs/trees (including an apple tree), offering a generous outdoor space. A large gravelled driveway is situated to the rear of the house, complemented by gravelled pathways that surround the property. A neatly lawned embankment runs alongside the roadside, adding to the property's overall kerb appeal.



Druim Dobhran, 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. Oil tank.

Council Tax: Band F

EPC Rating: C70

Gross Internal Floor Area: 166m²

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.

Proposed Development in Vicinity:
Planning permission 25/00724/PP

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

Druim Dobhran is located in the small village of Balvicar on the Isle of Seil, which 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 Farm. Druim Dobhran is on the left, and can be identified by the For Sale sign.

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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