



Camelot, Balvicar Farm Road

Balvicar | Isle of Seil | PA34 4RA

Guide Price £225,000

Fiuran
PROPERTY

Camelot, Balvicar Farm Road

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In walk-in condition, Camelot is an immaculately presented 2 Bedroom detached Bungalow in a picturesque village setting, with freshly decorated interiors, brand new carpets, private rear parking and easily maintained garden. No chain.

Special attention is drawn to the following:

Key Features

- Immaculate 2 Bedroom detached Bungalow
- Picturesque village location
- Vestibule, Hallway, Lounge/Diner, Kitchen
- Utility Room, Bathroom, 2 double Bedrooms
- Brand new carpets throughout
- Freshly decorated
- Excellent storage, including partially floored Loft
- Electric storage heating
- Double glazing throughout
- Private parking to rear
- Easily maintained garden with shed
- Short walk to village store & bus stop
- Balvicar Bay & golf course nearby
- No chain



In walk-in condition, Camelot is a 2 Bedroom detached Bungalow enjoying a picturesque village setting and is presented in excellent condition throughout. Offered for sale with no onward chain, this well-maintained Bungalow is ideally suited to a wide range of buyers, including couples, young families and those seeking a comfortable home for retirement.

The accommodation comprises a welcoming Vestibule and Hallway, a comfortable Lounge/Diner and a fitted Kitchen, providing a practical and inviting layout. There are 2 good-sized double Bedrooms, a Bathroom and a useful Utility Room. The property benefits from freshly decorated interiors and brand new carpets throughout, creating a bright and fresh feel. Excellent storage is provided, including a partially floored Loft, while double glazing and electric storage heating add to the practical appeal.

Externally, the property enjoys an easily maintained garden with a timber shed and private parking to the rear. Its attractive village location is particularly convenient, with the local shop and bus stop just a short walk away. Balvicar Bay and the nearby golf course are also within easy reach.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking area to the rear of the property, and entrance at the rear into the Utility Room or at the front into the Vestibule.

UTILITY ROOM 2.75m x 1.6m

Fitted with a range of base units, worktop, space for white goods, electric storage heater, newly fitted vinyl flooring, door leading to the Kitchen, and external door to the rear of the property.

KITCHEN 3.15m x 2.75m

Fitted with a range of units, worktops, stainless steel sink & drainer, tiled splash-backs, gas cooker, space for white goods, electric storage heater, vinyl flooring, windows to the rear elevation, and door leading to the Lounge.

LOUNGE 5.15m x 3.8m (max)

With windows to the front elevation, attractive fireplace with electric fire, electric storage heater, fitted carpet, and glazed French doors leading to the Hallway. 2 sofas (including sofa bed) available to be included.



HALLWAY

With built-in cupboard (housing the hot water cylinder), electric storage heater, fitted carpet, access to the Loft, and doors leading to both Bedrooms, the Bathroom, and the Vestibule.

BEDROOM ONE 3.75m x 3.15m

With windows to the front elevation, built-in mirrored wardrobe, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 3.75m x 2.7m

With windows to the rear elevation, built-in mirrored wardrobe, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.05m x 1.7m

With white suite comprising bath with mixer shower over, WC & wash basin, wall-mounted electric heater, partially tiled walls, vinyl flooring, and windows to the rear elevation.

VESTIBULE 1.5m x 1.5m

With large built-in cloak cupboard, electric storage heater, glazed internal door leading to the Hallway, and external door to the front of the property.

LOFT

Partially floored, with lighting & Ramsay style ladder.

GARDEN

The property is surrounded by garden grounds laid in a combination of lawn, paving and hard standing, with a partially tarmac driveway providing parking. The grounds feature a variety of established shrubs and trees, together with a useful timber shed.



Camelot, Balvicar



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 D

EPC Rating: D60

Gross Internal Floor Area: 73m²

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.

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. Camelot is the 2nd house on the left and accessed from the rear of the property.

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.

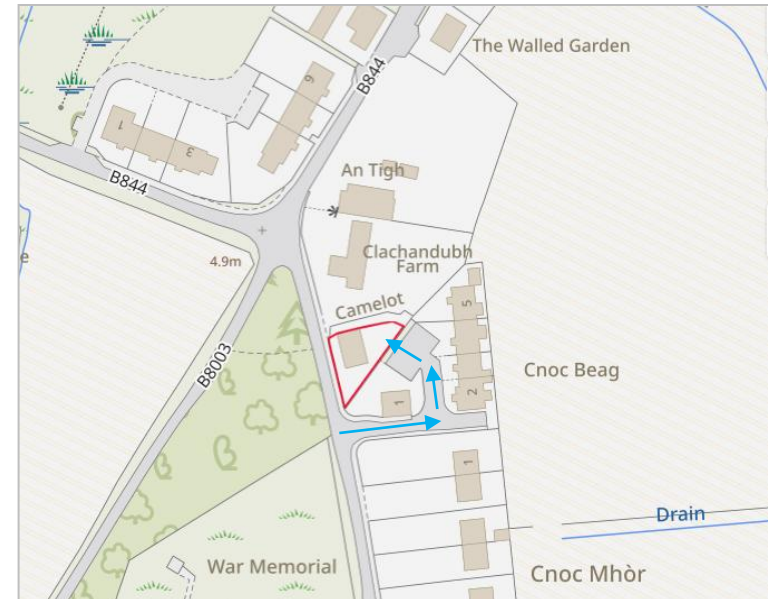
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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