



## Ullinish

Balvicar | Argyll | PA34 4TE

Guide Price £410,000

**Fiuran**  
PROPERTY

# Ullinish

Balvicar | Argyll | PA34 4TE

Ullinish is an impressive and generously proportioned 3/4 Bedroom detached Bungalow, enviably positioned on the picturesque Isle of Seil with direct access to the Sound of Seil—ideal for boating and waterfront living. Set within substantial grounds extending to approximately 0.9 acres, the property also benefits from a large boat shed, making it perfectly suited to those seeking a coastal lifestyle.

Special attention is drawn to the following:-

## Key Features

- Spacious 3/4 Bedroom detached Bungalow
- Breathtaking views across Sound of Seil
- Stunning setting with stone slipway
- Grounds extending to approx. 0.9 acres
- Vestibule, Hallway, Lounge, Kitchen/Diner, Utility Room
- 3 double Bedrooms, Study/4<sup>th</sup> Bedroom, Bathroom
- Master Dressing Room & En Suite Bathroom
- Partially floored Loft with lighting & Ramsay style ladder
- Garage with floored Loft & access to a Cellar
- White goods, window coverings & flooring included
- Items of furniture available separately, if required
- Double glazing throughout
- Electric storage heating
- Large boat shed & garden shed
- Private parking for several vehicles
- Idyllic lifestyle opportunity



Ullinish is a generously proportioned 3/4 Bedroom detached Bungalow, enviably positioned on the picturesque Isle of Seil with direct access to the Sound of Seil—ideal for boating and waterfront living. Set within substantial grounds extending to approximately 0.9 acres, the property also benefits from a large boat shed, making it perfectly suited to those seeking a coastal lifestyle.

The well-proportioned accommodation is arranged to offer both comfort and practicality, comprising an entrance Vestibule leading into a spacious central Hallway. The bright and welcoming Lounge enjoys breathtaking sea views, while the fitted Kitchen/Diner is well-equipped with a range of white goods and provides an ideal space for family living and entertaining. A useful Utility Room is located just off the Kitchen. There are three generous double Bedrooms, including a superb Master Bedroom with Dressing Room and En Suite Bathroom, in addition to an additional family Bathroom. A versatile Study, which could alternatively serve as a fourth Bedroom, completes the accommodation.

An integral Garage is located to the side of the property, with a floored Loft above providing additional storage or potential for further use, and access to a cellar below the property.

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

#### **APPROACH**

Via driveway to the side of the property into a private parking area, and entrance at the front into the Vestibule.

#### **VESTIBULE** 1.85m x 2.1m

With glazed entrance door, inset door mat, coat hooks, and internal door leading to the Hallway.

#### **HALLWAY**

With electric storage heater, fitted carpet, access to the Loft, and doors leading to the Lounge, Kitchen/Diner, Bedrooms One, Two & Three, and the Bathroom.

#### **LOUNGE** 5.35m x 3.75m

With large picture window to the front, electric storage heater, and fitted carpet.

#### **KITCHEN/DINER** 6.5m x 3.3m (max)

Fitted with a range of base & wall mounted units, complementary worktops, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, dishwasher, integrated fridge/freezer, electric storage heater, vinyl flooring, windows to the front & side elevations, and opening leading to the Utility Room.



**BEDROOM ONE/MASTER** 3.95m x 3.15m

With window to the rear elevation, electric storage heater, fitted carpet, and door leading to the Dressing Room.

**DRESSING ROOM** 2.05m x 1.5m

With built-in mirrored wardrobes, fitted carpet, 2 skylights, and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 2.8m x 2.1m

With modern white suite comprising bath, WC & wall-mounted wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled walls, tiled flooring, and window to the side elevation.

**BEDROOM TWO** 2.9m x 2.9m

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

**BEDROOM THREE** 4.2m x 3.85m (max)

With window to the side elevation, built-in mirrored wardrobe, and fitted carpet.

**BATHROOM** 2.9m x 2.65m (max)

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



**UTILITY AREA** 2.85m x 2.25m (max)

Fitted with a range of base & wall-mounted units, complementary worktops, stainless steel sink & drainer, tiled splash-backs, washing machine, vinyl flooring, door leading to the Study/4<sup>th</sup> Bedroom, and external stable style door leading to the front of the property.

**STUDY/4<sup>TH</sup> BEDROOM** 2.5m x 2.25m

With windows to the front & side elevations, electric storage heater, and fitted carpet.

**GARAGE** 5.15m x 5.05m

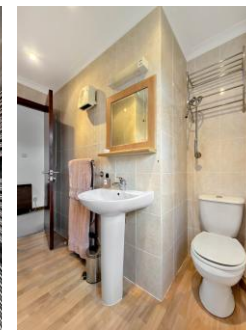
With up-and-over garage door to the front elevation, pedestrian door to the front, window to the side, power, lighting, access to a Cellar beneath the property, and wooden stairs rising to the Garage Loft.

**GARAGE LOFT** 5.15m x 3.45m

Floored & carpeted, with window to the side elevation, partial sheeting to walls, power & lighting.

**GARDEN**

The grounds extend to the high water mark and cover approximately 0.9 acres, offering a wonderful sense of space and privacy. The gardens are mainly laid to lawn, complemented by attractive stone walling, mature shrubs and trees. Within the grounds there is a substantial boat shed (10m x 2.85m), along with a separate garden shed. A stone slipway leads directly from the driveway to the Sound of Seil, providing convenient access to the water—ideal for boating enthusiasts. Ample private parking is available for several vehicles.



## Ullinish, 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 and electricity. Drainage to septic tank.

**Council Tax:** Band E     **EPC Rating:** E46

**Gross Internal Floor Area:** 122m<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.

## 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 Ullinish is located at the end of the road beyond the chalets

## 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.

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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.



# Fiuran

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