1 Cnoc Beag

Balvicar | Isle of Seil | PA34 4TH

Guide Price £235,000

Fiuran PROPERTY

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1 Cnoc Beag is a deceptively spacious 3 Bedroom detached House located in the picturesque village of Balvicar, featuring a multi-fuel stove, established garden with 2 sheds and parking. Excellent storage, nearby amenities and no onward chain.

Special attention is drawn to the following:

Key Features

- Attractive 3 Bedroom detached House
- Picturesque village location
- Porch, Hallway, Lounge/Diner, Kitchen, Bathroom
- Dining Room/Bedroom One, 2 further Bedrooms, WC
- Excellent storage, including Loft & eaves
- Electric storage heating
- Multi-fuel stove in Lounge
- Double glazing throughout
- White goods, window coverings & flooring included
- Furniture & stair-lift available to be included, if required
- Established garden with 2 sheds
- Short walk to village store, bus stop, Balvicar Bay & golf course
- No chain

1 Cnoc Beag is an attractive 3 Bedroom detached house enjoying a picturesque setting within the popular coastal village of Balvicar. Offered for sale with no onward chain, this appealing home provides flexible living in an attractive coastal village setting.

The property offers well-proportioned accommodation with a welcoming Porch and Hallway, comfortable Lounge/Diner, fitted Kitchen and Bathroom. A useful Dining Room/Bedroom, two further Bedrooms and a WC provide flexibility to suit a variety of needs. The Lounge features a multi-fuel stove, creating a warm and inviting focal point, while electric storage heating and double glazing provide practical comfort. Excellent storage is available throughout, including a Loft and useful eaves storage.

Externally, the property benefits from enclosed garden grounds with a variety of planting and two useful timber sheds.

The property is ideally located for village amenities, with the local store and bus stop within a short walk. Balvicar Bay and the nearby golf course are also easily accessible.

APPROACH
Via parking to the side of the property, and gated entrance into the garden leading to the Porch.

GROUND FLOOR: PORCH 1.8m x 1.25m
With coat hooks, tiled flooring, and door leading to the Hallway.

HALLWAY
With stairs rising to the first floor, electric storage heater, large shelved cupboard, further built-in cupboard (housing the hot water cylinder), fitted carpet, and doors leading to the Kitchen, Lounge/Diner, Dining Room/Bedroom, and Bathroom. Stair-lift available to be included, if required.

KITCHEN 2.9m x 2.9m
Fitted with a range of units, worktops, stainless steel sink & drainer, tiled splash-backs, electric cooker, fridge, washing machine, vinyl flooring, and windows to the rear & side elevations.

LOUNGE/DINER 4.5m x 3.6m
With windows to the front & side elevations, electric storage heater, fireplace with multi-fuel stove, fitted carpet, and external door leading to the front garden.

DINING ROOM/BEDROOM ONE 3.6m x 2.6m
With windows to the front, built-in wardrobe, wall-mounted electric heater, and fitted carpet.

BATHROOM 2.35m x 2.05m
With white suite comprising bath with electric shower over, WC & wash basin, electric storage heater, chrome heated towel rail, partially tiled walls, carpet tiles, and window to the rear elevation.

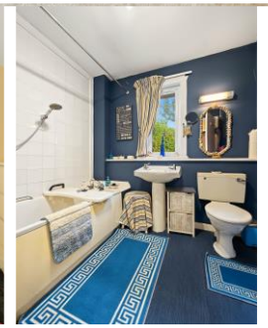
FIRST FLOOR: LANDING
With Velux style window to the rear elevation, fitted carpet, and doors leading to Bedroom Two and Bedroom Three.

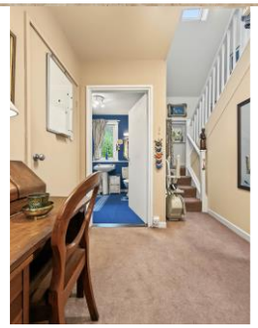
BEDROOM TWO 5.55m x 2.95m (max)
With windows to the side elevation, wall-mounted electric heater, fitted carpet, access to the Loft and eaves, and door leading to the WC.

WC 1.75m x 1.05m
With WC, vanity wash basin, and carpet tiles.

BEDROOM THREE 5.55m x 3.9m (max)
With windows to the side elevation, wall-mounted electric heater, fitted carpet, and access to the eaves.

GARDEN
The fully enclosed garden grounds are attractively established, featuring a variety of mature shrubs, trees and planting, creating a private and sheltered outdoor space. Areas of gravel provide low-maintenance seating and entertaining space, with two timber garden sheds offering useful storage. Parking is located to the side of the property.





1 Cnoc Beag, 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: D62

Gross Internal Floor Area: 98m2

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. 1 Cnoc Beag is the 3rd 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.

Fiuran PROPERTY

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