

DAWSONS



**33A EASDALE ISLAND
BY OBAN, ARGYLL, PA34 4TB**

**A Quaint Category C Listed Mid Terraced Cottage
Situated On This Enchanting Conservation Island**

**Combined Kitchen/Living/Sleeping Area
Rear Porch : Shower Room
Floored Attic Area**

Guide Price £140,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Easdale Island, a conservation area, is the smallest permanently inhabited Inner Hebridean Island. Situated in the Firth of Lorne, some 200 metres off Ellenabeich and some 16 miles south of the principal West Highland town of Oban. About half a mile long and a quarter of a mile wide, the island is served by a regular passenger ferry for the short journey over. There are no roads or vehicles on Easdale, contributing to the idyllic nature of life on this unique and enchanting inshore island.

33A is a quaint mid-terraced category C listed cottage, that whilst still has works to be carried out to complete the refurbishment, has undergone significant renovation in recent years and provides an excellent opportunity to be completed to a purchasers own taste.

DETAILS OF ACCOMMODATION

Kitchen/Living/Sleeping Area: 6.36m x 4.14m, half glazed external door to front, windows to front and to rear, stone fireplace and feature stone wall, kitchen area fitted with a range of wall mounted and floor standing units with worktops, double sink with drainer, cooker, fridge, wall tiling, beamed ceiling with ceiling light fittings, stone and slate tiled floor.

Shower Room: 1.81m x 1.68m, window to rear and to sides, shower enclosure with electric unit, wall tiling and glazed splash panel, whb/wc, washing machine, ceiling light fitting, slate tiled floor.

Rear Porch: 3.02m x 0.88m, half glazed external door to rear, windows to rear, recessed ceiling lights, slate tiled floor.

Attic Area: 6.20m x 3.36m, 2 Velux roof light windows to rear, eaves storage cupboards, cupboard housing hot water tank, ceiling light fittings, fully floored with stair access.

Garden: There is an area of ground to the rear of the property with slate walls forming the side boundaries.

GENERAL INFORMATION

Services: Mains water and electricity. Drainage to shared septic tank.

Council Tax: Band A. **EPC Rating:** D56.

Home Report: Available from the Selling Agents.

Guide Price: One Hundred & Forty Thousand Pounds (£140,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Entry: By mutual agreement

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



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