



5 Ellenabeich

Easdale | Argyll | PA34 4RQ

Guide Price £170,000

Fiuran
PROPERTY

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5 Ellenabeich is a charming end-terrace Cottage in the historic former slate-mining village of Ellenabeich on the Isle of Seil. With 2 Bedrooms, the property benefits from effective electric heating, replacement roof and plumbing, private garden area, nearby residents' parking and no onward chain.

Special attention is drawn to the following:

Key Features

- Charming end-terrace Cottage
- Situated in historical, former slate-mining village
- Vestibule, Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom
- Effective electric heating
- Wood burning stove in Lounge
- White goods, window coverings & flooring included
- Re-plumbed, with replacement electric shower fitted
- Recently refurbished chimney wall
- Replacement roof with vents
- Private garden area across the road
- Free residents' parking nearby
- No chain



5 Ellenabeich is a charming end-terrace Cottage situated in the historic former slate-mining village of Ellenabeich on the picturesque Isle of Seil. Offering a delightful blend of character and practical modern improvements, the property provides an appealing opportunity as a lovely family home, with a peaceful island setting and a welcoming atmosphere.

The accommodation comprises a welcoming Vestibule, Lounge/Diner with a wood-burning stove, fitted Kitchen, 2 Bedrooms and a family Bathroom. Effective electric heating is provided, while white goods, window coverings and flooring are included in the sale.

The property has benefited from a number of recent improvements, including re-plumbing, a replacement electric shower, a recently re-done chimney wall and a replacement roof incorporating ventilation. These works provide peace of mind for the new owner.

A private garden area is located across the road, while free residents' parking is available nearby. The property is offered for sale with no onward chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via entrance at the front into the Vestibule.

VESTIBULE 1.15m x 1.05m

With cloak area, glazed panels to the Lounge/Diner, carpet tiles, and glazed door leading to the Lounge/Diner.

LOUNGE/DINER 4.6m x 4.45m (max)

With window to the front elevation, 2 further Velux style windows to the rear, 2 wall-mounted electric heaters, fireplace with wood burning stove, fitted carpet, and doors leading to the Kitchen and Inner Hall.

KITCHEN 2.25m x 2.25m (max)

Fitted with a range of wood effect base & wall-mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, newly fitted integrated fridge/freezer, washing machine, vinyl flooring, and Velux style window to the rear elevation.

INNER HALL

With fitted carpet, access to the Loft, and doors leading to the Bedrooms & Bathroom.



BEDROOM ONE 3m x 2.55m (max)

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM TWO 4.35m x 2.3m (max)

With Velux style window to the rear elevation, wall-mounted electric heater, large built-in wardrobe, and fitted carpet.

BATHROOM 1.8m x 1.65m

With pink suite comprising bath with electric shower over, WC & wash basin, heated towel rail, tiled walls, and vinyl flooring.

GARDEN

Externally, the property benefits from a predominantly enclosed walled garden situated conveniently across the road. The garden is primarily laid to stone chippings and is complemented by a selection of mature shrubs and trees. There is a small slate pathway and seating area, also crafted from traditional slate, providing an attractive spot to relax and enjoy the surroundings. Just a short walk from the property, residents can enjoy breathtaking views across the historic slate quarries, with beautiful sea views extending towards Easdale Island, adding to the unique character and appeal of this picturesque location.

DIRECTIONS

Head south on the A816 from Oban to Lochgilphead. After 8 miles turn right onto the B844, crossing over Clachan Bridge, onto Seil Island. Four miles further on, lies the village of Ellenabeich. Drive into the village and no.5 is the 8th terraced house on the left.



5 Ellenabeich, Easdale



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.
Drainage to shared septic tank.

Council Tax: Band C

EPC Rating: E41

Gross Internal Floor Area: 47m²

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

Ellenabeich is a small former slate mining village on the isle of Seil – an island on the east side of the Firth of Lorn, 7 miles southwest of Oban. The village is sometimes called "Easdale" because of its proximity to the island of that name. The village benefits from a primary school, village hall, craft shops, a bar & restaurant, and a heritage museum. A village store/post office, doctors' surgery, church and golf course can be found at the nearby village of Balvicar. A full range of facilities and amenities are available in the town of Oban, some 16 miles north.

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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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

