



Cala Sona

Tynribbie, Appin, PA38 4DD

Guide Price £320,000

Fiuran
PROPERTY

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Cala Sona is a well-presented detached Bungalow with 3 Bedrooms, situated in the popular village of Appin. Offering spacious accommodation in a traditional layout. With sizable garden extending to approximately 0.5 acre, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely detached & spacious Bungalow
- Desirable Village location
- Stunning countryside views
- Hallway, Lounge, Kitchen/Diner
- Cloakroom, 3 Bedrooms and Bathroom
- Double glazed windows & LPG gas heating
- Attractive multi fuel stove in Lounge
- Excellent storage throughout
- Basement/Storage space
- Private enclosed sizeable garden
- Metal garden shed
- Wonderful family home



Cala Sona is a well-presented detached Bungalow with 3 Bedrooms, situated in the popular village of Appin. Offering spacious accommodation in a traditional layout. With sizable garden extending to approximately 0.5 acre, it would make a wonderful family home.

The accommodation comprises of the spacious L-shaped Hallway with 2 storage cupboards, Lounge with picture windows taking full advantage of the wonderful views & with attractive multi fuel stove, fitted Kitchen/Diner, Cloakroom, 3 Bedrooms and the family Bathroom.

There is also a partially floored Loft with power & lighting, accessed from the Hallway via an easily retractable ladder.

A Basement running the length of the house offers a large storage area.

In addition to its beautiful rural location, this property is fully double glazed and benefits from LPG gas heating. Externally, the sizable garden surrounds the property and is a perfect suntrap area to enjoy the countryside views. There is a metal shed and parking to the front of the property.

Appin is a peaceful & secluded peninsula situated in the northern-most part of the Argyll district, between Oban and Ballachulish. It offers a range of facilities including a village nursery & primary school, a children's play park, and a well-used community village hall. The secondary school is available in Oban, which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas.

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

APPROACH

Via the gated garden at the front of the property, with steps leading up to the front door and entrance into the Hallway at the front or via steps at the side into the Kitchen.

HALLWAY 4.7m x 4.6m (max)

L-shaped with 2 cupboards, 2 radiators, laminate flooring and doors leading to the Lounge, Kitchen/Diner, Cloakroom, all 3 Bedrooms and the family Bathroom.

LOUNGE 6m x 5.2m (max)

Beautiful family room with large picture window to the front taking full advantage of the wonderful surrounding countryside views & 2 further windows to each side elevations, attractive multi fuel stove with storage cupboards each side, 2 radiators and laminate flooring.

KITCHEN/DINER 5m x 3.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, ample space for dining table, space for freestanding fridge/freezer, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, 2 windows to the rear elevation looking over the rear garden, vinyl flooring and external door leading to the side garden via steps.



CLOAKROOM 2m x 1.3m

With suite comprising WC & wash basin, central heating boiler, window to the front elevation and laminate flooring.

BEDROOM ONE 4.2m x 2.9m

With window to the front elevation looking out towards the front garden and surrounding countryside, radiator, and fitted carpet.

BEDROOM TWO 4.2m x 2.9m

With window to the rear elevation overlooking the rear garden, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.2m x 2.6m (max)

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

BATHROOM 2.5m x 2.2m

With newly fitted white suite comprising freestanding bath with shower over, WC & wash basin set in a vanity unit, wall mounted mirror with light, heated towel rail, frosted window to the rear elevation and tiled flooring.

BASEMENT/STORE

The basement runs the full length and breadth of the house and offers versatile use, Utility Room or fantastic storage area.

GARDEN

The enclosed garden is approximately 0.5 acre and surrounds the property. Laid mainly with grass, planted with mature fruit trees, shrubs and seasonal plants. There is space for dining furniture, this is a perfect sun trap garden for relaxing and dining alfresco. Parking is located to the front of the property. There is space to erect a garage and lay a driveway (subject to relevant planning consents).



Cala Sona, Appin



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.
LPG Gas Tank

Council Tax: Band E48
EPC Rating: E

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

From Fort William take the A82 southbound heading towards Ballachulish, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue on the A828 for approx.12 miles. At Appin Village take a right turn towards Port Appin (Gunn's Garage is on the corner). Cala Sona is the first house on the left after the garage and can be identified by the for-sale sign.

LOCATION

Steeped in history, Appin is surrounded in the most breathtaking unspoilt scenery of mountains and lochs and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. There is a walking/cycle path which runs from Oban to Glencoe, with direct private access from 1 Station Cottages.

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 Lochaber 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 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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