



Bay View

Inverneill | by Ardrishaig | Argyll | PA30 8ES

Offers Over £250,000

Fiuran
PROPERTY

Bay View

Inverneill | by Ardrishaig | Argyll | PA30 8ES

Enjoying breathtaking sea views in the coastal settlement of Inverneill, Bay View is a beautifully presented 3 Bedroom detached home within easy commuting distance of Lochgilphead, Ardrishaig and Tarbert. The property boasts a spacious open-plan Living/Dining area, a bright Conservatory, and an impressive outdoor entertaining area complete with a recently installed hot tub. Bay View would make an ideal family home, coastal retreat, or potential short-term letting opportunity.

Special attention is drawn to the following:-

Key Features

- Beautifully presented three Bedroom detached House
- Entrance Porch, Hallway, Lounge/ Dining area
- Kitchen, Shower room, Conservatory
- Outdoor entertaining area including recently installed hot tub
- Accessible access ramp to rear door
- Double glazing throughout, electric heating
- Uninterrupted sea and countryside views
- Enclosed and easily maintained garden
- Garage and garden shed
- Large, partially floored loft space offering an abundance of storage
- All fixtures and fittings available subject to further negotiation
- Private driveway offering parking for two vehicles
- Popular location, short commute to Ardrishaig & Lochgilphead
- No onward chain



Enjoying breathtaking sea views in the coastal settlement of Inverneill, Bay View is a beautifully presented 3 Bedroom detached home within easy commuting distance of Lochgilphead, Ardrishaig and Tarbert. The property boasts a spacious open-plan Lounge/Dining area, a bright Conservatory, and an impressive outdoor entertaining area complete with recently installed hot tub. Bay View would make an ideal family home, coastal retreat, or potential short-term letting opportunity.

The accommodation comprises an entrance Porch and Hallway, modern fitted Kitchen, open plan Lounge/ Dining area featuring stunning sea views, Conservatory, modern Shower room and three well-appointed Bedrooms with an abundance of storage.

The outdoor space includes a recently installed hot tub set within a patio area that is perfect for entertaining. The enclosed wrap around Garden is easily maintained and provides a stunning outlook to the front towards the sea or to countryside at the back of the property. A Garage and garden shed is also included in the sale as well as a driveway offering private parking for two vehicles.

In beautifully presented condition, Bay View benefits from electric wall mounted heaters along with double glazed windows.

Situated in a quiet location the property is a short commute to Lochgilphead (North) and Tarbert (South).

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

APPROACH

Via private parking from to the rear of the property and entrance (via steps or accessible ramp) into the Porch, steps into the Conservatory or steps into an entrance at the front of the property.

ENTRANCE PORCH

With entrance door leading via steps or accessible ramp from the rear of the property, vinyl flooring, walls partly finished to wooden tongue and groove and partially glass paneled door leading to the Hallway.

HALLWAY

With laminate flooring, storage cupboard, wall mounted electric heater and doors leading to the Kitchen, Lounge/Dining area, Shower room and two Bedrooms.

KITCHEN 3.7m x 2.2m

Fitted with a range of base and wall mounted storage units, contemporary work surfaces, tiled splash backs, ceramic sink & drainer, electric built-in oven, electric 4 ring hob with splash back behind and extractor fan overhead, fridge/ freezer, dishwasher, washing machine, tumble dryer, laminate flooring and windows to the side and rear elevation.

OPEN PLAN LOUNGE/ DINING AREA

4.6m x 2.8m (Lounge), 3.4m x 2.4m (Dining area)
With large window to the front and side elevations featuring stunning sea views, wall mounted electric heaters, laminate flooring, exterior door leading to the garden, door leading to Bedroom three, storage cupboard, decorative electric fireplace and access to the loft space (partially floored and offering storage) via a hatch and fold down ladder.



SHOWER ROOM 2.4m x 2.2m

With white suite comprising WC and wash basin, accessible walk-in shower enclosure with electric shower over, extractor fan, electric heated towel rail, vinyl flooring, partially Respatex style paneled walls, and window to the rear elevation.

BEDROOM ONE/ MASTER 3.8m x 3.2m

With windows to the front and side elevations, built in wardrobes, wall-mounted electric heater, and laminate flooring.

BEDROOM TWO 2.7m x 2.4m

With window to the front elevation, built in wardrobes, wall-mounted electric heater, and laminate flooring.

BEDROOM THREE 3.5m x 3.4m

With window to the rear elevation, built in wardrobes, storage cupboard housing the hot water tank, wall-mounted electric heater laminate flooring and French doors opening to the Conservatory.

CONSERVATORY 2.6m x 1.8m

With French doors leading from Bedroom three, windows to all elevations, glass roof, tiled flooring, and glazed door leading to the patio area and hot tub.



GARDEN

The property enjoys a fully enclosed wrap around garden situated in a peaceful setting. Beautiful sea views are visible to the front of the property and panoramic countryside views to the rear. Partly bordered by mature trees and shrubs that provide vibrant, seasonal colour throughout the year and partly to easily maintained lawns, the garden also boasts an attractive patio area to the side of the property including a recently installed hot tub offering the perfect spot to relax and entertain. Included in the sale are a well-maintained Garage and garden shed. A large private driveway offers parking for at least two vehicles.

FIXTURES AND FITTINGS

All fixtures and fittings are available subject to further private negotiation.





Bay View, Inverneill

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, shared septic tank.

Council Tax: Band D

EPC Rating: E42

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

Inverneill is a small settlement situated on the shores of Loch Fyne located around 4 miles from Airdrishaig/ Lochgilphead (North) and around 9 miles to Tarbert to the (South). The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, supermarket, hospital, primary & secondary schools, as well as a sports centre, swimming pool and public library. The local bus service connects Lochgilphead, Tarbert, Campbeltown, Inveraray & beyond.

DIRECTIONS

Heading South on the A83 towards Tarbert, take the first right immediately past the bridge extending across Inverneill burn, take the next left along the farm road. The property is located around 100 yards to the left-hand side.



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

T: 07872 986 164

E: info@fiuran.co.uk

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

