



Balvicar View

Clachan Seil | Argyll | PA34 4TL

Guide Price £425,000

Fiuran
PROPERTY

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With direct access to Balvicar Bay and spectacular sea views, Balvicar View is an attractive 3 Bedroom detached Bungalow with Conservatory, enclosed garden extending to approx. 0.3 acres, and detached Garage.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom detached Bungalow with sea views
- Stunning setting with direct access to Balvicar Bay
- Porch, Vestibule, Hallway, Lounge, Bathroom
- Kitchen/Diner, Utility Room, Conservatory
- 3 Bedrooms, En Suite Shower Room, Dressing Room
- Excellent storage including partially floored Loft
- Window coverings & Neff built-in appliances included
- Double glazing throughout
- Oil central heating & multi-fuel stove in Lounge
- Detached Garage with power & lighting
- Garden shed & store
- South facing patio with all-day sun
- Private parking for several vehicles



With direct access to Balvicar Bay and spectacular sea views, Balvicar View is an attractive 3 Bedroom detached Bungalow with Conservatory, enclosed garden extending to approx. 0.3 acres, and detached Garage.

The accommodation comprises entrance Porch at the front, leading into a spacious Vestibule & Hallway, modern fitted Kitchen/Diner with a range of built-in Neff appliances, Utility Room, bright Lounge with multi-fuel stove, Conservatory with panoramic views, 3 double Bedrooms (including Master with En Suite Shower Room & Dressing Room), and a family Bathroom. There is also a partially floored Loft space.

Beautifully presented, Balvicar View benefits from oil central heating and double glazing throughout. The large garden surrounds the property and provides gated access & private parking for several vehicles to the front.

APPROACH

Via mono-blocked driveway to the front of the property and entrance at the front into the Porch.

PORCH 2.7m x 1.4m

With Apex style windows to the front elevation, further windows to both sides, tiled floor, and door leading to the Vestibule.

VESTIBULE 3.35m x 1.95m

With radiator, wood effect flooring, and opening to the Hallway.

HALLWAY

With radiator, wood effect flooring, and doors leading to all 3 Bedrooms, the Bathroom, the Utility Room, the Lounge, and an external door to the rear garden.

UTILITY ROOM 1.95m x 1.55m

Fitted with a range of base & wall mounted units, wood effect worktop, sink, tiled splash-backs, ceiling downlights, space for washing machine & tumble dryer, wood effect flooring, and door leading to the Kitchen/Diner.

KITCHEN/DINER 5.95m x 4.35m (max)

Fitted with a range of modern base & wall mounted units, wooden work surfaces, sink & drainer, tiled splash-backs, range of Neff built-in appliances (oven & grill, fridge, freezer), Bush dishwasher, gas hob, stainless steel cooker hood, radiator, ceiling downlights, wood effect flooring, and door to the Lounge.



LOUNGE 6m x 4.95m (max)

With windows to both side elevations, 2 radiators, multi-fuel stove, 2 built-in storage cupboards, wood effect flooring, and glazed doors leading to the Conservatory.

CONSERVATORY 4.25m x 3.4m

With windows to the rear & both side elevations with panoramic views, glazed roof panels, fitted blinds, ceiling fan, radiator, tiled flooring, and glazed doors leading to the garden.

BEDROOM ONE/MASTER 5.15m x 3.35m (max)

With Bay window to the rear elevation with panoramic views, further window to the side, radiator, wood effect flooring, opening to the Dressing Room, and door leading to the En Suite.

DRESSING ROOM 2.35m x 2.15m

With Velux style Skylight, mirrored wardrobes, and wood effect flooring.

EN SUITE SHOWER ROOM 2.15m x 1.9m

With modern white suite comprising WC & vanity wash basin, large shower enclosure with Respatex style wall panelling & mixer rain shower, chrome heated towel rail, feature mirror, ceiling downlights, tiled flooring, and window to the side elevation.



BEDROOM TWO 3.35m x 2.95m

With window to the rear elevation, radiator, and wood effect flooring.

BEDROOM THREE 3.35m x 2.95m

With window to the rear elevation, radiator, built-in bedroom furniture, and wood effect flooring.

BATHROOM 2.7m x 1.95m

With modern white suite comprising bath, WC & wash basin, tiled shower enclosure with mixer shower, radiator, ceiling downlights, tiled flooring, and window to the front elevation.

LOFT

Partially floored storage space with lighting, power and Ramsay style ladder.

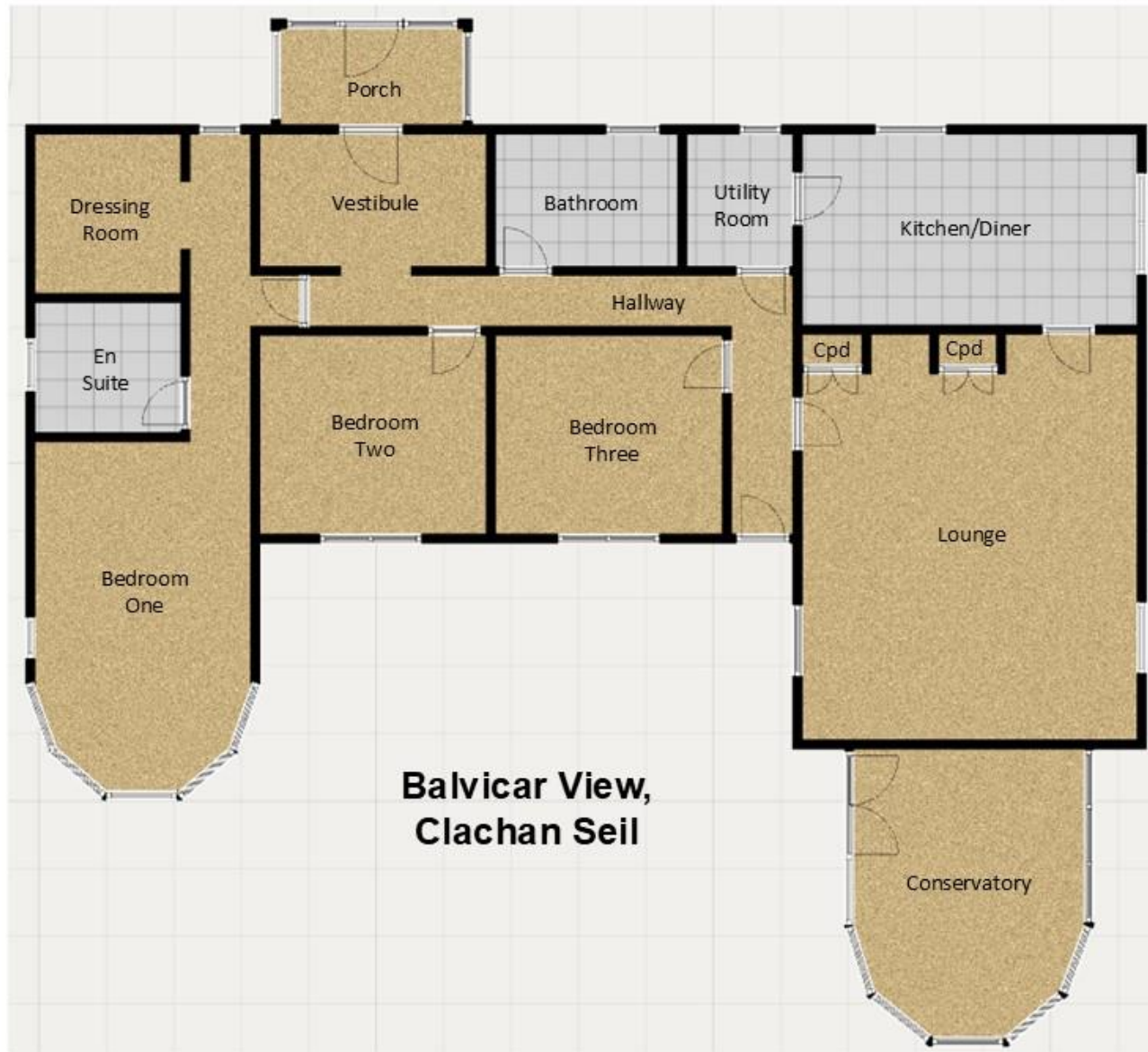
GARAGE

With up-and-over garage door to the front elevation, pedestrian door to the side, power, and lighting.

GARDEN

The enclosed and mostly level garden surrounds the property and extends to approximately 0.3 acres. There is an array of attractive shrubs/trees, garden shed and store. There is also a south facing patio benefiting from all-day sun. A gate at the bottom of the garden provides direct access to Balvicar Bay. There is a gated driveway to the front, laid to mono-blocks, providing private parking.





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. Oil tank. Drainage to septic tank.

Council Tax: Band D

EPC Rating: D56

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

Clachan Seil is close to the small village of Balvicar 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, doctor's surgery, golf course, and regular bus service. 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. After approximately 1.5 miles, Balvicar View is on the left, and can be identified by the For Sale sign.

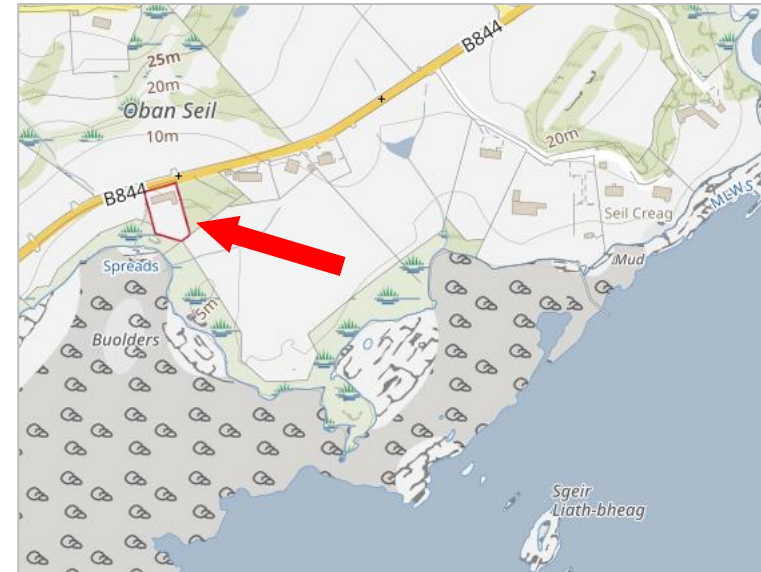
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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