# ANDERSON BANKS

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# 14 BALVICAR, ISLE OF SEIL, OBAN, PA34 4TF









- Traditional mid terraced cottage in coastal village location
- Extended to provide extra adaptable accommodation
- Porch, Hall, open plan Dining Room/Kitchen, Lounge, Double Bedroom
- Bathroom, W.C., Conservatory, 3 floored attic rooms with light and power
- Electric heating with electric feature fire in the lounge
- Rear garden, On-street parking, Short walk to village shop & bus stop
- Offers scope for modernisation & enhancement
- EPC Rating E47

## GUIDE PRICE £170,000

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Traditional and charming mid-terraced cottage, located in the coastal village of Balvicar, with open views across the countryside and the picturesque Isle of Seil golf course. The cottage was extended in around 1992 to provide additional accommodation. Whilst the cottage will benefit from some modernisation and upgrading, it offers deceptively spacious accommodation in a quiet village location.

Seil Island is situated just fourteen miles from the popular coastal town of Oban. The Isle of Seil is connected to the mainland by the Clachan Bridge. The village of Balvicar has a well-stocked village shop with post office, doctors' surgery, church and primary school. The area is well known for its sailing, outdoor pursuits and wildlife, with numerous beautiful walks and fantastic scenery on offer nearby.

The cottage is located in a conservation area within an established residential and picturesque village setting. The property comprises a bright entrance porch, hall, lounge, open plan dining room/kitchen, double bedroom, bathroom, utility room and further cloakroom/W.C. on the ground floor. There is a large, fully floored attic space, which is accessed from a compact staircase from the lower hall. The attic is currently configured as three rooms, all of which have potential for a variety of uses, adding significantly to the amenity of the property. There is also a conservatory overlooking the rear garden which is a further useful addition to the property.

The cottage benefits from electric storage heating throughout, free on-street parking and is within easy reach of the village shop and just a short walk from the bus stop and transport links to Oban and the surrounding villages.

**Accommodation comprises:**

**ENTRANCE PORCH** *2m x 1m* Bright porch with UPVC partially glazed door to the front. Windows to the front and side, vinyl flooring, overhead light, power points and door to hall.

**HALL** *2.6m x 1.2m* Glazed door from the porch, storage heater, overhead light, cupboard housing electrical meter board, cloak area, doors to open plan kitchen/diner and staircase to upper floor.

**OPEN PLAN DINING ROOM/KITCHEN** *5.9m x 2.9m* Spacious open plan room with window to the front, storage heater, overhead light, integral storage cupboards, attractive overhead wooden beams and vinyl flooring. Open plan to kitchen area with a variety of hardwood kitchen units, ample work tops, stainless steel sink/drainer, overhead light, display shelving and extractor fan. A freestanding Creda cooker, Zanussi slimline dishwasher and fridge are included in the sale price. Doors to utility, lounge, W.C. and conservatory. Window to extension/lounge.

**BEDROOM** *4.6m x 3.9m* Double bedroom with windows to the front and rear, vinyl flooring, overhead light, two wall lights and storage heater. Large cupboard with sliding doors and housing water cylinder

**LOUNGE** *4m x 3.1m* Sliding doors from inner hallway. Bright lounge with windows to the rear and patio doors to the side garden. Overhead light, vinyl flooring, electric fire inset with black and brass effect surround, storage heater, T.V. and telephone points.

**UTILLITY ROOM** *2.1m x 1.4m* Sliding doors from kitchen/diner, vinyl flooring, overhead light, plumbed for washing machine, wall mounted cupboards and sliding doors to W.C./cloakroom. Door to conservatory.

**CONSERVATORY** *3m x 1.9m* Door from utility room. Everest conservatory with windows on three sides, and door to the rear overlooking the garden. Wall lights, vinyl flooring.

**W.C./CLOAKROOM** *2.1m x 0.80m* Opaque glazed window to the rear, cream W.C. and wash hand basin, vinyl flooring, overhead light and wooden bathroom fitments.

**UPPER FLOOR** Compact wooden staircase from lower hall. Small landing area (vinyl flooring, wall light and Velux window to front) with access to three useful fully floored/lined rooms with power and light. There is a quirky and imaginative hand operated adjustable landing bridge which makes good us of the space and height available. This can be utilised to allow variable access to all attic rooms, taking full advantage of the attic space available.

- **ROOM 1** – *4m x 3m* Velux window to the front, vinyl flooring, panel heater, coombed ceiling and power points.
- **ROOM 2** – *3m x 2.3m* Velux window to the front, panel heater, vinyl flooring , coombed ceiling and wall light. Through to -
- **ROOM 3** – *4m x 2.7m* Two storage cupboards, large water tank, overhead light, vinyl flooring and coombed ceiling.

**OUTSIDE** There is a small private vehicular track to the front, which offers non-designated parking. There are unrestricted views across the golf course and surrounding countryside. The rear garden is fully fenced, mainly laid out in grass, with raised beds, shrubs and plants. The rear garden offers a good degree of privacy and backs onto a pedestrian pathway to the rear.

**NOTE** Many remaining items of good quality furniture are included in the sale price. An inventory of furniture will be made available to prospective purchasers on request.

**COUNCIL TAX** The property is currently listed in band C.

**ENTRY** By mutual agreement.

**SERVICES** Mains electricity, water and drainage.

**EPC RATING** E47

**VIEWING** Strictly by prior appointment through the selling agents.

**PRICE** Guide Price **£170,000**.

**WHAT TO DO NEXT** INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER.

OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

**Note:** The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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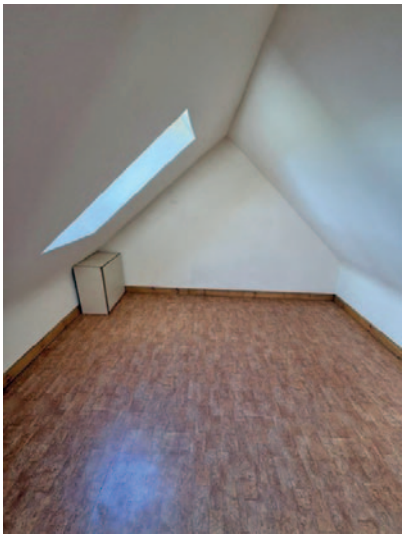










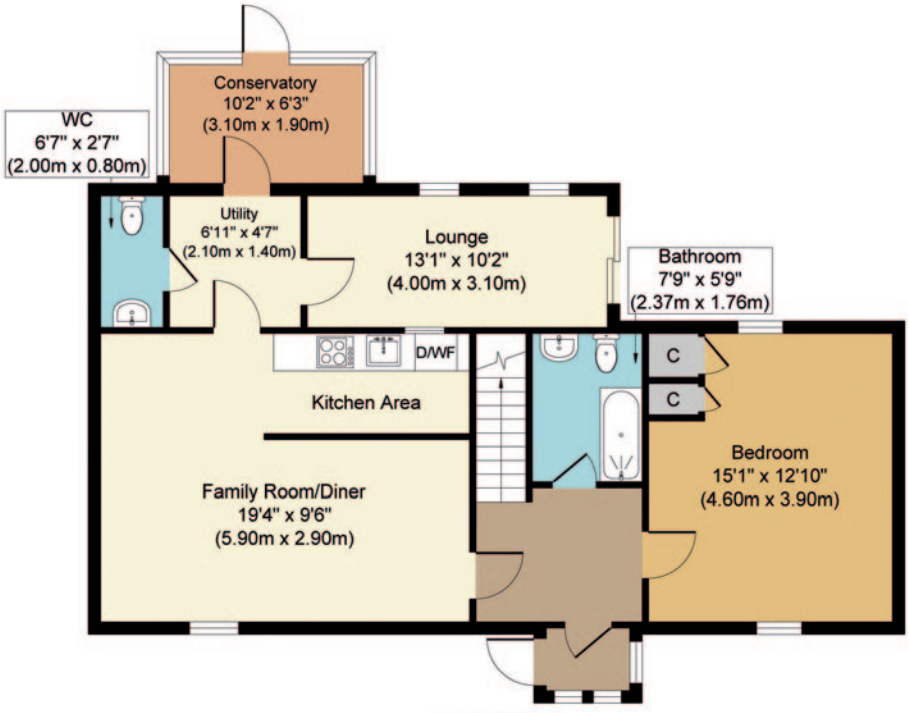




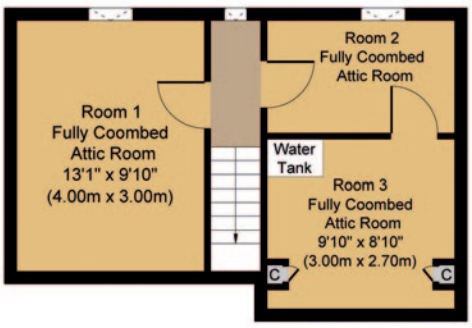









**Ground Floor**
**Approximate Floor Area**
**905 sq. ft**
**(84.03 sq. m)**




**Upper Floor**
**Approximate Floor Area**
**321 sq. ft**
**(29.80 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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