



16 Bealach-na-Mara

Port Appin, PA38 4DR

Offers Over £235,000

Fiuran
PROPERTY

16 Bealach-na-Mara

Port Appin, PA38 4DR

16 Bealach-na-Mara is a very desirable detached Bungalow with 3 Bedrooms, located in the much sort after rural village of Port Appin. Although the property would benefit from upgrading, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- 3 Bedroom detached Bungalow
- Lovely countryside views
- Within walking distance of local amenities
- Covered Porch, Hallway, Lounge, Dining Room
- Kitchen, 3 Bedrooms, Bathroom & Loft
- Double glazed windows & electric heating
- Traditional open fire with back boiler
- Private enclosed sizeable garden
- Timber shed in rear garden
- Free allocated parking
- No onward chain
- Vacant possession
- Wonderful family home
- Ideal buy-to-let investment



16 Bealach-na-Mara is a very desirable detached Bungalow with 3 Bedrooms, located in the much sort after rural village of Port Appin. Although the property would benefit from upgrading, it would make a wonderful family home.

The accommodation comprises of a covered entrance Porch, Hallway with 2 storage cupboards, Lounge, Dining Room, Kitchen, 3 Bedrooms, family Bathroom and Loft.

In addition to its beautiful and peaceful location, this spacious 3 Bedroom detached Bungalow is double glazed and benefits from a traditional open fire with back boiler and electric heating.

16 Bealach-na-Mara sits on a sizeable corner plot of a quiet cul-de-sac.

Port Appin is a picturesque, peaceful and secluded village lying on the coast of Appin, sitting north of Loch Creran where it meets the sea.

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

APPROACH

Via the front garden and entrance by the covered entrance Porch and into the Hallway.

HALLWAY 5.7m X 3.8m (max)

With 2 storage cupboards (1 housing the hot water tank), radiator, fitted carpet, and doors leading to the Lounge, all 3 Bedrooms and family Bathroom .

LOUNGE 4.3m x 3m (max)

Bright room with dual aspect windows to the front & side elevations, traditional open fire set on a tiled hearth and with back boiler, radiator, laminate flooring, open plan to the Dining Room, and door leading to the Hallway.

DINING ROOM 2.7m x 2.9m

With window to the rear elevation, radiator, open plan to the Lounge, and laminate flooring.

KITCHEN 2.7m x 2.4m

With base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, tiled splashbacks, washing machine, vinyl flooring, and window to the rear elevation.



BATHROOM 2.3m x 2m

Fitted with a white suite comprising bath with hand shower over, WC & wash basin, heated towel rail, frosted glass window to the front elevation, and cushioned flooring.

BEDROOM ONE 4.8m x 2.5m

With dual aspect windows to the front & side elevations, panel heater, and fitted carpet.

BEDROOM TWO 4.5m x 2.5m

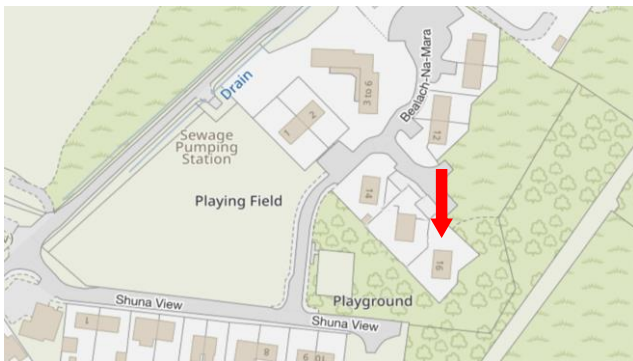
With dual aspect windows to the side & rear elevations, built-in wardrobe, panel heater, and fitted carpet.

BEDROOM THREE 3.2m x 2.3m

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

EXTERIOR

The garden surrounds the property and is laid mainly with grass with paving slabs, offset with mature trees, shrubs & bushes. There is a gravelled drying green and a timber shed in the rear garden. Free allocated Parking is to the side of the property.



16 Bealach-na-Mara, Port 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.

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.

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), and continue for approx. 12 miles. At Appin village take a right turn towards Port Appin (Gunn's Garage is on the corner). Follow this road for approx. 2 miles. Turn left at the doctor's surgery, then next left into Bealach Na Mara, bear next right, Number 16 is located at the end of the cul-de-sac and can be identified by the For Sale sign.

APPIN

Port Appin is a peaceful & secluded village lying on the coast of Appin, sitting north of Loch Creran where it meets the sea. Looking towards the Lynn of Lorn, the island of Lismore and across Loch Linnhe to the coast of Morvern and beyond, it is one of the most sought after coastal locations. Local amenities include a village primary school & nursery, a well-used community village hall, shop & post office, filling station/garage, medical practice, church, and 2 lovely hotels both with top quality restaurants. The secondary schooling is available in Oban, which is accessed by a school bus. The area offers a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports and mountain biking.

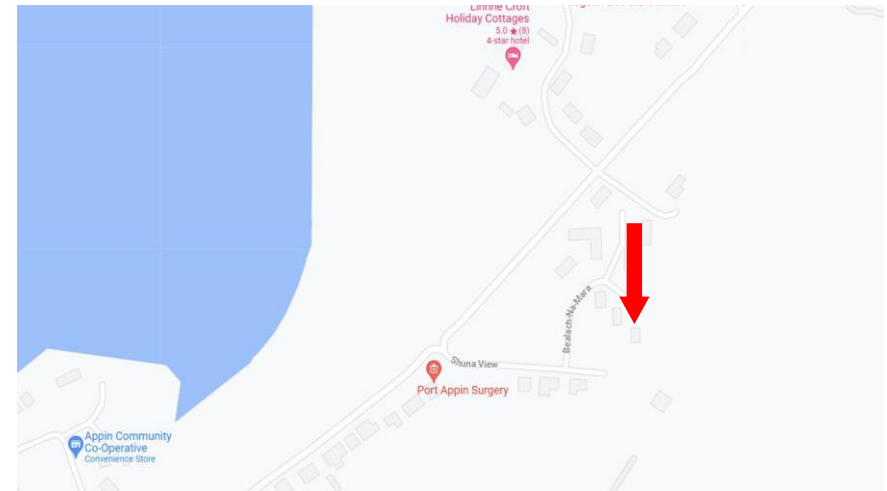
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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