



## New House

Port Appin, PA38 4DE

Guide Price £340,000

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PROPERTY

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# New House

Port Appin, PA38 4DE

New House is a stunning 3 Bedroom detached newly built Bungalow located in the much sought-after rural village of Port Appin. Finished to a high standard, with garden grounds surrounding the property and driveway, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Newly built, modern detached Bungalow
- Beautiful much sought after semi-rural location
- Entrance Porch, Hallway, Lounge, Kitchen/Diner
- Utility Room, 3 Bedrooms (1 En Suite), Bathroom
- Large floored Loft with power & lighting
- Double glazed windows
- Underfloor heating
- Air Source Central Heating
- Garden ready to be landscaped by new owner
- Driveway & parking for several vehicles
- Vacant possession
- No onward chain



New House is a stunning detached newly built Bungalow with 3 Bedrooms located in the much sought-after rural village of Port Appin. Finished to a high standard, with garden grounds surrounding the property and driveway, it would make a wonderful family home.

The accommodation offers the entrance Porch, Hallway with 2 storage cupboards, Lounge, Kitchen/Diner, Utility Room, 3 Bedrooms (1 with En Suite Shower Room), and family Bathroom.

There is also a large floored Loft, accessed via a hatch in the entrance Porch, with a retractable ladder, power, lighting, and 4 Velux windows (offering further development potential, subject to the relevant planning consents).

In addition to its peaceful location, this lovely 3 Bedroom detached Bungalow is fully double glazed and benefits from Air Source Central Heating System with underfloor heating. Externally, the garden grounds surround the property and offer a blank canvas for the new owners to design. Ready to welcome first owners, New House is brought to the market with no chain.

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

#### **APPROACH**

Via the driveway at the rear of the property, and entry into the entrance Porch at the front, or into the Utility Room at the rear.

#### **ENTRANCE PORCH** 3.2m x 2.1m

With external door to the front elevation, hatch access to the Loft, laminate flooring, and door leading to the Hallway.

#### **HALLWAY** 7m x 1.2m

With 2 built-in storage cupboards, laminate flooring, and doors leading to the Lounge, Kitchen, Bathroom, and all Bedrooms.

#### **LOUNGE** 4.7m x 4.6m

With full height windows to the front elevation, semi open plan to the Diner, laminate flooring, and door leading to the Hallway.

#### **KITCHEN/DINER** 6.1m x 3.1m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces over, Quartz sink & drainer, electric oven & ceramic hob, stainless steel extractor hood, dishwasher, space for dining furniture, window to the rear elevation, laminate flooring, semi open plan to the Lounge, doors leading to the Utility Room and Hallway, and external patio doors leading to the front garden.

#### **UTILITY ROOM** 2.2m x 2m

With plumbing for washing machine, space for tumble dryer, shelving unit, work surface over, tiled flooring, door leading to the Kitchen, and external door leading to the rear garden and driveway.





**BEDROOM ONE** 3.2m x 2.4m

With window to the front elevation, and laminate flooring.

**BEDROOM TWO** 3.2m x 3.1m

With window to the front elevation, double built-in wardrobe, laminate flooring, and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3.2m x 1.2m

With modern suite comprising large shower cubicle, WC & wash basin set in a vanity unit, frosted window to the front elevation, partly tiled walls, and laminate flooring.

**BEDROOM THREE** 3.5m x 3m

With window to the rear elevation, double built-in wardrobe, and laminate flooring.

**BATHROOM** 3m x 1.9m

With modern suite comprising bath with shower over, WC & wash basin set in a vanity unit, wall mounted storage cupboard, frosted window to the rear elevation, partly tiled walls, and laminate flooring.

**GARDEN**

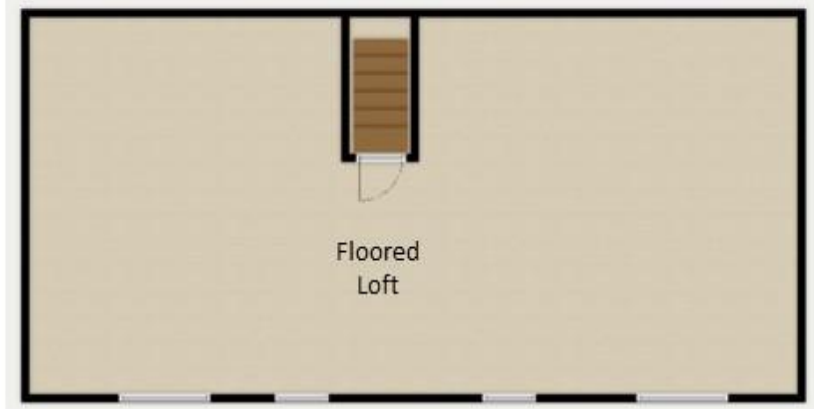
The garden surrounds the property with lovely countryside views. The rear & side gardens are laid with gravelled, the front garden laid with soil which could easily be laid with grass. The blank canvas gives the new owners the ability to design a garden to suit their requirements. There is potential for a garage to be built within the grounds (subject to the relevant planning consents). The driveway provides ample parking for several vehicles.





## New House 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 to shared septic tank

Council Tax – TBC via Argyll & Bute Council

**EPC Rating:** C78

**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.

**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 on this road 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. New House is located on the right hand side and can be identified by the For Sale sign.

## LOCATION

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, community 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.

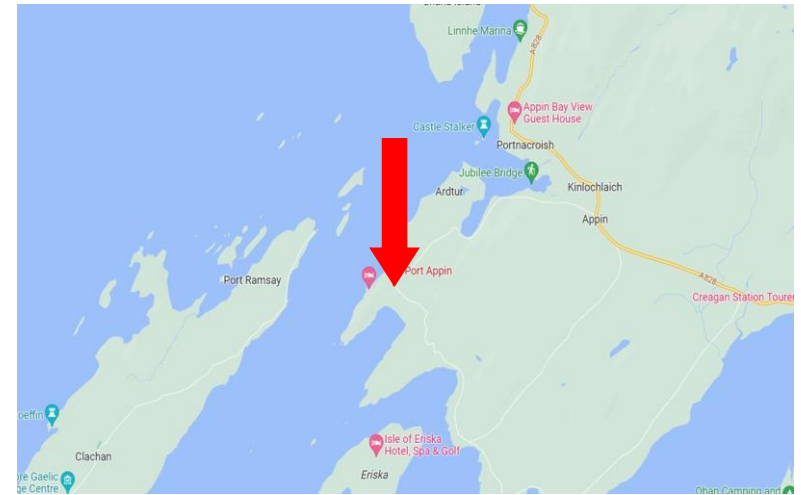
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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