



Scarba, 1 Balvicar Chalets

Balvicar | Argyll | PA34 4TE

Guide Price £195,000

Fiuran
PROPERTY

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Scarba is a charming 2 Bedroom detached Chalet Bungalow with stunning views of Balvicar Bay and nearby beach access. Located within a cul-de-sac of 7 Chalets, the location is both peaceful and private. This idyllic property would make a wonderful first time buy or holiday home.

Special attention is drawn to the following:

Key Features

- Delightful 2 Bedroom Chalet with stunning views
- Located across from beach at Balvicar Bay
- Situated in former slate-mining village on Isle of Seil
- Cosy in winter, fresh & tranquil in summer
- Kitchen, Lounge/Diner, 2 Bedrooms, Shower Room
- White goods, window coverings & flooring included
- Double glazing & electric heating
- Raised decking to front
- Enclosed garden with drying green
- Private parking for several vehicles
- Timber shed
- Idyllic lifestyle opportunity



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The accommodation comprises fitted Kitchen with a range of white goods, Lounge/Diner with glazed doors leading to the decking, 2 double Bedrooms, and a modern Shower Room.

With double glazing throughout, this delightful property also benefits from electric heating and a mains water supply. The easily maintained garden offers an ideal haven to enjoy the serene location and magnificent views.

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

APPROACH

Via gated access to Balvicar Chalets, into a shared driveway leading to the private parking at the side of no.1, and entrance via the decking at the front into the Lounge/Diner.

KITCHEN 2.25m x 1.85m

Open-plan to the Lounge/Diner and fitted with a range of base & wall mounted units, complementary work surfaces, stainless steel sink, tiled splash-backs, built-in electric oven, ceramic hob, fridge, washing machine, tiled flooring, wall-mounted lights, and windows to the rear & side elevations with blinds fitted.



LOUNGE/DINER 4.8m x 3.15m

With window to the front elevation with sea views, radiator, fitted carpet, shelved recess, doors leading to both Bedrooms and the Shower Room, and glazed sliding doors leading to the decking.

BEDROOM ONE 2.95m x 2.3m

With window to the front elevation with sea views, radiator, and fitted carpet.

BEDROOM TWO 2.95m x 2.3m

With window to the rear elevation, radiator, and fitted carpet.

SHOWER ROOM 2.3m x 1.85m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with electric shower, heated towel rail, tiled flooring, ceiling downlights, and window to the rear elevation.

GARDEN

The enclosed & easily maintained garden is partially laid to lawn and partially laid to stone chippings. There is a raised decking area with storage below, drying green, and timber shed.



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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 and electricity.
Drainage to shared septic tank.

Council Tax: Band A

EPC Rating: G10

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

Balvicar is a small village on The Isle of Seil and offers a local village store, doctor's surgery, church & primary school, and is a popular destination for visitors (especially yachtsmen who take advantage of the wonderful sheltered waters and harbours). There is also the well-known Tigh an Truish hotel/pub/restaurant located on the Island. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services.

DIRECTIONS

Travelling from Oban and the North on the A816, turn right onto the B844 and cross over the Atlantic Bridge. Drive through the village of Balvicar, and turn left at the sign for Balvicar Chalets. Follow this road for approximately 1 mile. Take a left into Balvicar Chalets through a gate, and Scarba is the first Chalet on the left.

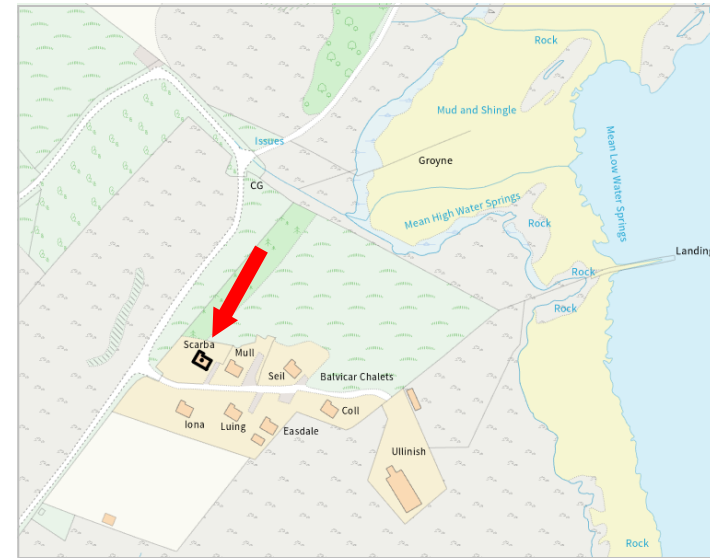
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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