



8 Inverbhrec Cottages

Barcaldine | Argyll | PA37 1AH

Offers Over £199,950

Fiuran
PROPERTY

8 Inverbhreac Cottages

Barcaldine | Argyll | PA37 1AH

8 Inverbhreac Cottages is a spacious 2 Bedroom semi-detached House in a sought-after rural development in the village of Barcaldine. With double driveway & wraparound garden, it would make a wonderful family home.

Special attention is drawn to the following:

Key Features

- 2 Bedroom semi-detached Home in walk-in condition
- Entrance Hall, Lounge, Kitchen/Diner, Utility Area, WC
- 2 double Bedrooms, Bathroom
- Large built-in wardrobes in both Bedrooms
- Double glazing throughout & full Fibre to property
- Air source heat pump for heating & hot water
- Built in 2020 so extremely energy efficient
- Excellent storage including Loft
- Made-to-measure blinds included in sale
- Countryside views from Lounge & Bedrooms
- Easily maintained garden with enclosed area to rear
- Double driveway providing off-road parking
- Quiet neighbourhood with cycle path & walks on doorstep



8 Inverbhrec Cottages is a spacious 2 Bedroom semi-detached House in a sought-after rural development in the village of Barcaldine. With double driveway & wraparound garden, it would make a wonderful family home.

The ground floor accommodation comprises entrance Hall with stairs rising to the first floor, bright & spacious Lounge with under-stair cupboard, modern fitted Kitchen/Diner with Utility Area off and external door to the enclosed rear garden, and ground floor WC.

The first-floor accommodation offers 2 large double Bedrooms with built-in wardrobes, and a family Bathroom. There is also a Loft space, accessed from the landing.

In addition to a highly effective air source heat pump providing heating & hot water, the property is also well insulated, making it extremely energy efficient. It benefits from double glazing throughout & excellent storage, including a walk-in wardrobe in the master bedroom. Externally, the wraparound garden is easily maintained, with an enclosed area to the rear, and there is private parking for at least 2 vehicles.

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

APPROACH

Via driveway to the side of the property, and entrance at the front into the Hall.

GROUND FLOOR: ENTRANCE HALL

With window to the side elevation, wood effect flooring, cloak area, radiator, stairs rising to the first floor, and door leading to the Lounge.

LOUNGE 4.1m x 3.5m

With window to the front elevation, radiator, under-stair cupboard (housing the hot water cylinder), and door leading to the Kitchen/Diner.

KITCHEN/DINER 4m x 3.3m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, matching splash-backs, stainless steel sink & drainer, radiator, built-in shelved larder, wood effect flooring, window to the rear elevation, and opening to the Utility Area.

UTILITY AREA 1.8m x 1.5m

With window to the side elevation, worktop with space for washing machine & tumble dryer below, radiator, and wood effect flooring.

WC 2.05m x 1.65m

With WC & wash basin, heated towel rail, wood effect flooring, and window to the rear.



FIRST FLOOR: UPPER LANDING

With window to the side elevation, radiator, and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.1m x 3.2m (max)

With window to the front elevation, walk in wardrobe, and radiator.

BEDROOM TWO 3.95m x 2.65m

With window to the rear elevation, built-in wardrobe, and radiator.

BATHROOM 2.15m x 2.1m

With white suite comprising bath with mixer shower over, WC & wash basin, window to the rear elevation, heated towel rail, Respatex style wall panelling, and tile effect flooring.

LOFT - Large storage space.

GARDEN

The corner plot includes an enclosed garden area to the rear, mainly laid to grass, with small, paved patio and durable composite fencing. There is further garden ground to the front, again laid to grass, with attractive shrubs. The mono-blocked driveway provides private parking for at least 2 vehicles.



8 Inverbhreac Cottages, Barcaldine



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, and drainage.
Air source heat pump.

Council Tax: Band D

EPC Rating: C72

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

Head north on the A85 from Oban until you reach the village of Connel. Take a right turn onto the A828, signposted for Benderloch and Fort William. Follow the A828 for approximately 5 miles until you reach Barcaldine. Take a right turn at the sign for Bonawe (B845), then a left into Inverbhreac Cottages. No 8 is on the right and can be identified by the For Sale sign.

LOCATION

With a cycle track towards Oban and Fort William (National Route 78), the village of Barcaldine also has a primary school and marina offering deep water moorings, winter storage, short stay pontoon and other facilities. Surrounded by stunning natural beauty, including rolling hills and Loch Creran, the village offers opportunities for outdoor activities and exploration. Despite its rural location, the village is conveniently located near the town of Oban, providing access to a wide range of amenities and services. Overall, Barcaldine is a charming destination for those seeking a scenic retreat in the Scottish countryside.

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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

