DORUS MOR
CLACHAN SEIL, BY OBAN, PA34 4TR

A GENEROUSLY PROPORTIONED DETACHED BUNGALOW
IN A PICTURESQUE RURAL COMMUNITY
ENJOYING MAGNIFICENT VIEWS OF SEIL SOUND AND BEYOND

Hall : Lounge : Dining Room : Sun Room : Kitchen : Utility Room
Master Bedroom With En Suite Bathroom
3 Further Bedrooms (1 With En Suite Bathroom) : Shower Room
Garage : Workshop With Extensive Basement Store
Established Garden Of About Three Quarters Of An Acre

Guide Price £260,000
£40,000 below April 2017 Home Report valuation
The picturesque rural community of **Clachan Seil** extends along the shore of Seil Sound, a sought after area of great natural beauty, some 14 miles south of the principal Argyll town of Oban. The area is renowned for its magnificent scenery, excellent sailing and fishing, is steeped in history and rich in flora and fauna. Connected to the mainland by the famous ‘Bridge over the Atlantic’, Seil Island is well serviced with facilities and includes an excellent village store/post office at Balvicar, a licensed hotel, church, doctors surgery, 9 hole golf course and primary school nearby. The Seil Island Community Hall hosts a variety of activities and events and there is an excellent sheltered yacht anchorage at Balvicar Bay, only a short distance away.

**Dorus Mor** is a generously proportioned detached bungalow delightfully situated in an enviable position at the end of a cul de sac with its bright and spacious accommodation arranged to take full advantage of the magnificent views over Seil Sound to the countryside beyond. Whilst a degree of modernization and upgrading is required, the versatile family accommodation benefits from double glazing and a low tariff electric heating system augmented by a solid fuel stove in the lounge. Particular features are the spacious lounge, with wood lined cathedral ceiling, linking to the dining room and on to the wrap-around sunroom, all of which take in the outstanding views. There is also a large breakfasting kitchen and two of the four bedrooms are en-suite. In addition, there is a double garage, a workshop/potting shed with an extensive basement storage area and the good sized mature garden adds to the amenity of this fine home.

### DETAILS OF ACCOMMODATION

**Vestibule** with outer doors, tiled floor, light pendant, glazed inner door to

**Hall** with downlighters, laminate flooring and fitted carpet.

**Kitchen/Breakfast Room**: 5.2m x 3.05m window to rear, fitted with a range of floor standing and wall mounted units and work tops, built in Stoves oven, hob with extractor hood over, plumbed for dishwasher, stainless steel sink with double drainer, breakfast bar with bench seating, airing cupboard, storage heater, ceiling lights, laminate flooring.

**Utility Room**: 2.0m x 1.8m window to side, door to garden, stainless steel sink unit, plumbed for washing machine, parquet flooring, light pendant.

**Sun Room**: 5.0m x 2.0m plus 4.0m x 2.0m (L-shaped, wrapping round the Dining Room) extensive windows to front and side, patio doors to side, night storage heater, carpet tiles.
**Dining Room:** 4.0m x 3.0m  window to front, patio doors to sun room, glazed doors to lounge, electric panel heater, light pendant, fitted carpet.

**Lounge:** 5.9m x 5.5m  large picture window to front, windows to each side, stone fireplace with slate hearth and inset multi-fuel stove, night storage heater, ‘cathedral’ ceiling, wood lined recess with shelving and storage, tv aerial point, wall lights and downlighters, wood flooring.

**Inner Hall** with night storage heater, hatch to attic, fitted carpet and access to the further accommodation.

**Master Bedroom:** 4.5m x 3.7m  window to front, ‘porthole’ window to side, night storage heater, 2 built-in wardrobes, tv aerial point, light pendant, fitted carpet.

**En-Suite Bathroom** with frosted rear window, bath with mixer shower over, wc, whb, walls tiled at bath/shower, electric heated towel rail, ceiling light.

**Bedroom 2:** 3.65m x 3.4m  window to rear, electric panel heater, built-in wardrobes, light pendant, fitted carpet.

**En-Suite Bathroom** with frosted window to rear, bath with splash panelling, wc, whb, electric panel heater, Dimplex fan heater, striplight/shaver point, light pendant, fitted carpet.

**Shower Room** with frosted window to rear, shower recess, wc, whb, fitted wardrobe, electric panel heater, heated towel rail, striplight/shaver point, light pendant, vinyl tiled flooring.

**Bedroom 3:** 3.65m x 2.42m  window to front, built-in wardrobes, electric panel heater, light pendant, fitted carpet.

**Bedroom 4:** 3.45m x 2.65m  window to front, electric panel heater, light pendant, fitted carpet.
Garden: Extending to about three quarters of an acre, the sloping garden provides an interesting and colourful array of established plants and shrubs, mature trees, lawn, decking and paved seating areas.

Garage: 5.8m x 5.0m of concrete panel construction on concrete base with automatic up and over door and power supply.

Workshop/Potting Shed: 4.7m x 2.0m with trapdoor to Basement Store: 8.9m x 2.8m overall with light and power.

GENERAL INFORMATION

Services: Mains water and electricity. Drainage to septic tank.

Council Tax: Band G. EPC Rating: E47.

Home Report: Available from the Selling Agents or at www.packdetails.com quoting reference HP492405 and the postcode PA34 4TR.

Guide Price: Two Hundred and Sixty Thousand Pounds (£260,000). Offers are invited and should be submitted to the Selling Agents. £40,000 below April 2017 Home Report valuation.

Entry: By mutual arrangement.

Viewing: Strictly by prior appointment with the Agents.