



HINBA

Ellenabeich, By Oban, PA34 4RF

**An Appealing Detached Property Enjoying Fine
Open Views Towards The Seascape Situated On
The Fringe Of This Picturesque Coastal
Conservation Village**

Ground Floor

Hall : 3 Bedrooms : Shower Room : Cloak Room

Upper Floor

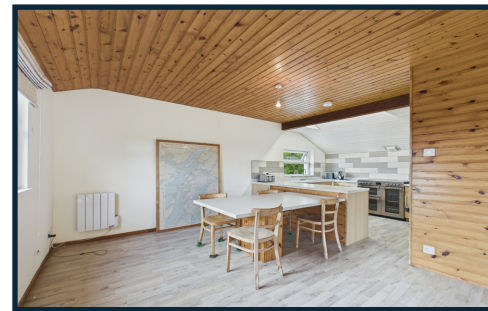
Open Plan Sitting/Kitchen/Dining Room With Balcony

**Surrounded By A Delightful Established Garden
With Gravelled Driveway**

Guide Price £270,000

The picturesque coastal conservation village of *Ellenabeich* is delightfully situated on the Firth of Lorne, some 16 miles south of the principal town of Oban, on the Island of Seil, which is connected to the mainland by the famous 'Bridge Over The Atlantic' in an area of outstanding natural beauty, renowned for its magnificent scenery, sailing and fishing waters. Services in the village and the surrounding area are excellent and include a general store/post office, primary school, bar/restaurants, medical practice, and a 9 hole golf course, whilst the community hall hosts a wide variety of activities and social events.

Hinba is an appealing detached home situated in a small enclave of properties on the fringe of the village. Orientated to take full advantage of the fine open views towards the seascape with the bedroom accommodation on the ground level and with the open plan sitting/kitchen/dining room being on the upper floor providing an extremely bright living space with full height glazing and French doors giving access to the timber balcony. Although in need of upgrading, the property does benefit from excellent storage and an effective electric heating system, and also enjoys a modern shower room and kitchen with range style cooker. In addition the property is surrounded by a delightful established garden with gravelled driveway, all adding to the amenity of this fine home.



DETAILS OF ACCOMMODATION

Hall with external door to front with glazed side panels, panel heater, ceiling light fitting, steps to **Rear Hall** with external door, coat hooks, ceiling light fitting and staircase to the **Upper Level Open Plan Sitting/Kitchen/Dining Room**.

Bedroom 1: 5.08m x 3.86m, windows to front, panel heater, ceiling light fitting.

Bedroom 2: 3.85m x 3.37m, windows to front, double door storage cupboards, panel heater, ceiling light fitting.

Bedroom 3: 3.35m x 1.77m, window to side, panel heater, double door storage cupboards, ceiling light fitting.

Shower Room: 1.77m x 1.76m, window to rear, shower enclosure with electric shower unit, glazed door and wall tiling, whb, wc, heated towel rail, extractor fan, ceiling light fitting, tiled floor.

Cloak Room: 1.80m x 0.89m, window to rear, whb, wc, wall tiling, ceiling light fitting.

Sitting/Kitchen/Dining Room: 10.57m x 5.00m at widest, French doors to **Balcony**, windows and glazed panels to front, storage cupboards, panel heater, **Kitchen Area** with window to side, built-in cupboard housing hot water tank, fitted with a range of floor standing units with worktops and breakfast bar, stainless steel sink and drainer, Belling range style cooker, fridge/freezer, wall tiling, ceiling light fittings, laminate flooring at kitchen and dining areas.

External Utility Room: 2.67m x 2.53m, washing machine, tumble dryer, sink, access to **Store Room:** 2.74m x 2.55m.

GARDEN

Hinba enjoys an easily managed garden with a good degree of privacy, laid mainly to grass interspersed with a variety of established shrubs and bushes and bordered by traditional stone and slate walls and hedging. Access is along a shared track to the gated entrance to the property leading to a gravelled parking area. There is a **Portico** to the rear entrance and external access to the **Utility Room/Store**.



GENERAL INFORMATION

Services: Mains water and electricity. Private drainage.

Council Tax: Band D. **EPC Rating:** F35.

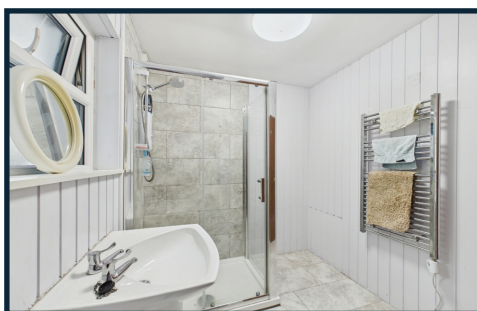
Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Seventy Thousand Pounds (£270,000) Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Entry: By mutual agreement.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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