

23 Inverbhreac Cottages

Barcaldine | Argyll | PA37 1AH

Guide Price £240,000

Fiuran PROPERTY

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Built in 2021, 23 Inverbhreac Cottages is a modern & energy-efficient 3 Bedroom semi-detached Home benefiting from an En Suite Shower Room, air source heat pump, enclosed rear garden and private parking. Located in quiet cul-de-sac in village of Barcaldine, with walks nearby.

Special attention is drawn to the following:

Key Features

- Modern 3 Bedroom semi-detached Home
- Entrance Vestibule, Kitchen/Diner, Lounge, Utility Room
- 3 Bedrooms, En Suite Shower Room, Bathroom, WC
- Double glazing throughout
- Air source heat pump for heating & hot water
- Built in 2021 so extremely energy efficient
- Excellent storage including Loft
- White goods, window coverings & flooring included
- Easily maintained, enclosed rear garden
- Private driveway providing 2 off-road parking spaces
- Quiet neighbourhood with cycle path & walks on doorstep
- Located at end of cul-de-sac
- No chain



Situated at the end of a quiet cul-de-sac in the picturesque village of Barcaldine, 23 Inverbhreac Cottages is a modern 3 Bedroom semi-detached Home offering spacious, energy-efficient accommodation in a peaceful setting. Built in 2021, the property is beautifully suited to modern family living, with scenic walks and a cycle path right on the doorstep.

The well-appointed accommodation comprises an entrance Vestibule, comfortable Lounge, spacious Kitchen/Diner offering ample space for everyday dining and entertaining, useful Utility Room and convenient ground floor WC. Upstairs, there are 3 well-proportioned Bedrooms, including a Master Bedroom with En Suite Shower Room, together with a modern family Bathroom. Excellent storage is provided throughout, including built-in wardrobes and a spacious Loft.

Designed with energy efficiency in mind, the property benefits from double glazing throughout and an air source heat pump providing heating and hot water. White goods, window coverings and flooring are also included in the sale.

Externally, the property enjoys an easily maintained, enclosed rear garden, ideal for outdoor relaxation, together with a private driveway providing off-road parking. Offering an attractive combination of modern comfort, energy efficiency and a desirable village location, this lovely home is available with no onward chain.

APPROACH
Via driveway to the front of the property, and entrance at the front into the Vestibule.

GROUND FLOOR: ENTRANCE VESTIBULE
With carpeted stairs rising to the first floor, Karndean wood effect flooring, radiator, and door leading to the Kitchen/Diner.

KITCHEN/DINER 4.9m x 4.35m (max)
Fitted with a range of modern base & wall mounted units, work surfaces, sink & drainer, built-in electric double oven, ceramic hob, stainless steel cooker hood, integrated fridge/freezer and Bosch dishwasher, ceiling downlights, radiator, built-in under-stair storage cupboard, Karndean wood effect flooring, windows to the front & side elevations, opening to the Lounge, and door leading to the Utility Room.

LOUNGE 3.75m x 3.6m (max)
With radiator, Karndean wood effect flooring, and glazed French doors leading to the rear garden.

UTILITY ROOM 1.95m x 1.65m
Fitted with wall-mounted units, worktop with space for washing machine & tumble dryer below, radiator, Karndean wood effect flooring, door leading to the WC, and external door leading to the side of the property.

WC 1.65m x 1.6m
With modern white suite comprising WC & wash basin, radiator, Karndean wood effect flooring, and window to the rear elevation.





FIRST FLOOR: UPPER LANDING
With built-in cupboard (housing the hot water cylinder), radiator, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

LOFT – Large, insulated storage space.

BEDROOM ONE 3.55m x 3.05m (max)
With window to the front elevation, built-in mirrored wardrobe, fitted carpet, radiator, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.25m x 2.05m (max)
With modern white suite comprising WC & wall-mounted wash basin, large shower enclosure with mixer shower, heated towel rail, partially tiled walls, Karndean wood effect flooring, and window to the front elevation.

BEDROOM TWO 3.2m x 3.15m
With window to the rear elevation, fitted carpet, and radiator.

BEDROOM THREE 3.2m x 2.15m
With window to the rear elevation, fitted carpet, and radiator.

BATHROOM 2.6m x 1.9m
With modern white suite comprising bath, WC & vanity wash basin, heated towel rail, partially tiled walls, Karndean wood effect flooring, and window to the rear elevation.

GARDEN
The generous rear garden is fully enclosed by timber fencing, providing a good degree of privacy and a secure outdoor space, ideal for children and pets. Predominantly laid to lawn, the garden offers ample room for outdoor relaxation, entertaining and family activities, whilst remaining easily maintained.











23 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 E

EPC Rating: C77

Gross Internal Floor Area: 98m2

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.

Proposed Development in Vicinity: Planning permission 22/01113/PP

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. 23 is at the end of the cul-de-sac on the left, and can be identified by the For Sale sign in the window.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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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