



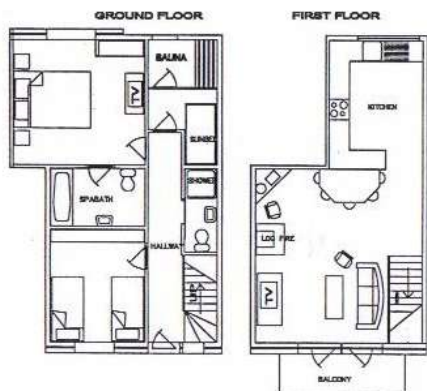
“Pier East”
Melfort Pier and Harbour, Kilmelford, Argyll, PA34 4XD

Become part of the magic of Melfort and get your dream home right on the shore of magnificent Loch Melfort, where the Highlands come down to the Ocean. Go swimming right in front of your door, catch fresh fish right from the Pier, moor your boat and tie your dingy in the harbour. Great hill walking and a wonderful base to enjoy the Highlands and Islands. Pier East is a great family home with all the bedrooms and healthroom downstairs. Upstairs one can enjoy the lovely view of Loch Melfort and the comfort of a beautiful fireplace. The balcony faces south so in the Winter you can often have lunch outside! But even if it's raining, you can make a cosy fire and just relax on the leather sofa and chairs. The private beach is right below, where one can have a barbeque, have a swim or just build sandcastles. There is also a great restaurant and cosy bar just a comfy stroll away. The property is for sale fully furnished and ready to let as a holiday home, with a full management service available if you wish to do so.

A more comprehensive range of shops, professional services and leisure and recreational facilities can be found just 15 minutes away by car in the town of Oban (meaning “little bay” in Gaelic), the area’s principal town. Restaurants, cafes and bars abound, many with live bands and ceilidhs and for the energetic, swimming and other sports can be enjoyed at the Atlantis Leisure Centre. Oban is well-known as the “Gateway to the Isles” and Caledonian MacBrayne from here connects the mainland with many islands in the Hebrides.

- Livingroom
- Patio doors leading to balcony
- Open plan kitchen and dining area
- 2 bedrooms (1 en-suite with spa-bath)
- Shower room with 3 pc suite
- Health room with sauna and sunbed
- Electric heating
- Parking for multiple vehicles
- Great views
- Mooring available





Entrance Hallway

Tiled floor. Stairs. Doors to both bedrooms, shower room and health room.

Bedroom 1

Window to rear. Built in wardrobe. Electric heater. Tiled floor

En-suite

3 piece bathroom. Spa bath. Tiled walls and floor.

Bedroom 2

Window to front. Built in wardrobe. Electric heater. Tiled floor

Shower room

3 piece suite. Tiled walls and floor.

Living room

Patio doors to balcony at front. Fireplace with fire. Open plan through to kitchen. Tiled floor.

Kitchen

Window to rear. Tiled floor. Fully furnished kitchen.



House equipped with the following for holiday lets –

Cooker - electric hob, oven and extractor fan – Microwave – Dishwasher - Fridge/freezer compartment - Satellite TV - Hi-fi Radio, Tape Deck, CD Player, DVD Player - Second TV in Master Bedroom – Hairdryer - Log burning stove – Parking - Hot Water bottle - Electric fan heater - Vacuum cleaner - Iron, Ironing Board – Sauna - Spa Bath - Full sun bed - Electric heating

SERVICES - Drainage to septic tank. Electricity. Water. Double glazing throughout. Common charges of £100 per month payable for maintenance of driveways, peir, septic tank, water supply.

COUNCIL TAX – Commercial rate as house to be sold as holiday let business.

VIEWING – By appointment only

PRICE - £245,000

DIRECTIONS - From Oban - Take the A816 South to Kilmelford, just after the village turn right onto the single track Degnish road. Melfort Pier and Harbour is well signposted, follow the signs until you reach the office from which the holiday accommodation is run - approx. 1 ½ miles.

Every care and attention has been taken in the preparation of these particulars and they are believed to be correct. They are, however, not guaranteed and are a guide and intending offers must satisfy themselves on all points as to extent of property, measurements, sufficiency of title etc. They are not any part of an offer and contract. Interested parties should notify their interest with Forbes Boat Care as a closing date may not be fixed. Parties travelling to view should check before as no responsibility is accepted for any loss, financial or otherwise in the event that the property is sold or withdrawn. Scotland has its own distinct Legal System with its own distinct method of house purchase and sale. Consequently if you intend purchasing a property in Scotland you should instruct a Scottish Solicitor as soon as you have identified a property of interest to you.