



PETER MURPHY & Co
ESTATE AGENTS



Development Sutherland's Rise Barcaldine, Oban, PA37 1AH

We are proud to present this stunning development of high quality architect designed homes that look out over Loch Linnhe and the surrounding hills of Argyll. Modern and functional with a timber frame construction, making use of natural day light as fully as possible. In a quiet and secluded neighbourhood. There are two house types within this development, both offering high quality accommodation over two floors.

The first house type open for reservation is the Cairn. The contemporary design comprises a spacious hallway which leads you into the impressive open plan designer kitchen and dining room. Imagine opening a bottle of wine after a long day and enjoying it while watching the world go by through the open French Doors overlooking the rear garden. The bright and airy front facing lounge has a large picture window offering countryside and partial sea views and ensures plenty natural light reaches this comfortable and stylish living space. The ground floor also benefits from a second reception room, which would be an ideal office or family room. A useful utility room and WVC complete the ground floor accommodation. The staircase rises to the upper floor which includes four double bedrooms, the principle benefiting from an en-suite shower room. This floor also features a family-sized bathroom with premium sanitary ware.

Contact us today and we will answer all your questions and take you through the reservation process.

Key Features

- * New detached 4-bedroom house
- * Perfect location for family living
- * Fully fitted kitchen, utility room and bathrooms
- * Family bathroom plus en-suite and downstairs toilet
- * Additional family room/office
- * Energy efficient with air source heat pump
- * Elevated loch and mountain views and striking sunsets
- * Located a few minutes walk from the shores of Loch Creran
- * Adjacent to Sutherland's Grove forest park and the Sustran's cycle pathway
- * Convenient for local school and bus route to Oban and Fort William

Creran Homes

Please visit the Creran Homes' website for more information about this exciting development <https://www.creran-homes.co.uk/>

Eco Credentials

Designed to be good for the environment and good for your pocket. Including air source heat pumps. Providing sustainability, energy efficiency and low environmental impact.



Local Area

Creran Homes development at Sutherland's Rise is located a few miles north of Oban, the seafood capital of Scotland and the gateway to the Isles. The site is surrounded by beautiful scenery and with plenty of native Scottish wildlife on the doorstep.



Loch Creran

The Creran Homes development at Sutherland's Rise is nestled not far from the shore of Loch Creran which is only a few minutes walk away. This is a small but very special sea loch.

Not only is it a nature conservation Marine Protected Area it is also a Special Area of Conservation (SAC). This is to protect the unique wildlife that lives in the loch including the unusual serpulid reefs and flameshell beds. A short walk along the shore often leads to sighting of otters playing while herons fish close by.

Flexibility

A small development of 4 bedroom family homes. Fitted out with a modern kitchen and bathroom. Built with flexibility in mind so you can adapt the layout to create office space, to entertain and enjoy social gatherings, create a spare bedroom or convert it into a mini-gym or quiet spot.



Layout

Our homes have been designed to make the most of the spectacular views and rural surroundings. This is a small development comprising 6 homes, three of which are slightly larger offering two different budget opportunities.



Family Friendly

The homes are situated in a quiet culdesac, away from the main road where there is open space for children to play. The local primary school is a few minutes walk away and there is a bus service to the High School. The site is situated adjacent to the Sustrans Cycle Path providing a safe place to ride.

Oban - Gateway to the Isles

Oban is the nearest local town and famous for its seafood as well as being the Gateway to the Isles due to the ferry connections to islands such as Mull & Iona, Tiree & Coll, Islay and Colonsay.

As well as being an amazing place to live because of the stunning natural landscape it provides all sorts of outdoor opportunities and is also the focal point for many community

services. There are clubs for sports like wild swimming, kayaking, hill walking as well as more traditional ones like football, rugby, tennis and swimming. Local community services include a brand new start of the art High School, Atlantis Leisure with a full size swimming pool, fitness suite, tennis and squash courts, a local library as well as several supermarkets, a health food shop, post office etc.



Cycle Path

The Sustrans Route 78 is part of the Caledonian Way stretching from Kintyre to Inverness. It passes right past the door at Sutherland's Rise enabling you to ride off road north towards Appin and Ballachulish and south to Connel.



Leisure Facilities

Atlantic Leisure is a community run social enterprise that provides a fabulous range of sporting facilities. This includes a 25m swimming pool, toddler pool and sauna; squash and tennis courts, a gym and a sports hall. The hall hosts several different activities including the badminton and volley ball clubs and pre-school activities.



Services

Oban has a good range of supermarkets including LIDL, ALDI, M&S and Tesco's. There are hairdressers, beauticians, osteopaths, nutritionists and private physiotherapists. The local district general hospital provides in-patient and out-patient services. Barcaldine is served by Port Appin Medical Practice as well as Taynuilt Medical Practice.

Sutherlands Grove

Right next door to the Creran Homes development and named after it is the Forestry Scotland site of Sutherlands Grove. Here you will be immersed in nature and as you venture into the forest you will find pockets of ancient oak and caledonian pine. Twisting paths take you to a spectacular gorge filled with water worn rocks in beautiful configurations. The forest is filled with life from wood peckers to red squirrels and pine martens.

FAQ's

We're more than happy to help at every stage of your home buying journey from making a reservation through to collecting the keys to your dream home. Here are the answers to some of your most frequently asked questions. Anything else you'd like to know, please get in touch.

How will I know when new homes are released?

We'll email the release dates and prices to everyone who's registered their interest before it appears on the websites.

How do I reserve a home?

Before you can reserve a home, speak to our sales team to go over any important information and confirm you're in a position to proceed. With this in mind, it's a good idea to speak to a solicitor and mortgage lender (or financial advisor) first and make them aware of these timings. We're happy to give you a list of recommended contacts.

We are happy to guide you through the reservation process. We'll need to see valid proof of your identity such as a current passport or photo driving licence and recent utility bill (within 3 months). If it's a joint purchase, this applies to you both.

Can I reserve a home before launch?

We want everyone to have a fair opportunity to reserve their chosen home. We can note your interest in a specific plot. If you register your interest and opt-in to receive email alerts, you'll receive information about release dates and how to reserve at the same time as everyone else who's registered.

If you qualify and meet our criteria, we'll ask you to pay a Reservation Fee to secure your preferred home and have first option to buy when it's released for sale.

Can you help me sell my current home?

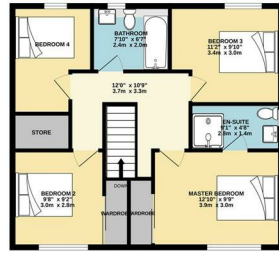
Let us help you ensure the selling and buying process runs as smoothly as possible by asking us to value your own home and allowing us to explain how we can help you achieve the highest possible sale price for your own home.

THE CAIRN FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with SketchUp 2024

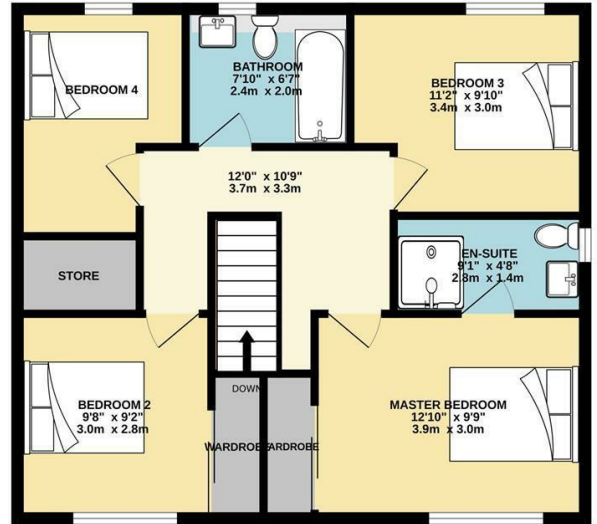
Bathroom and Kitchen Designs



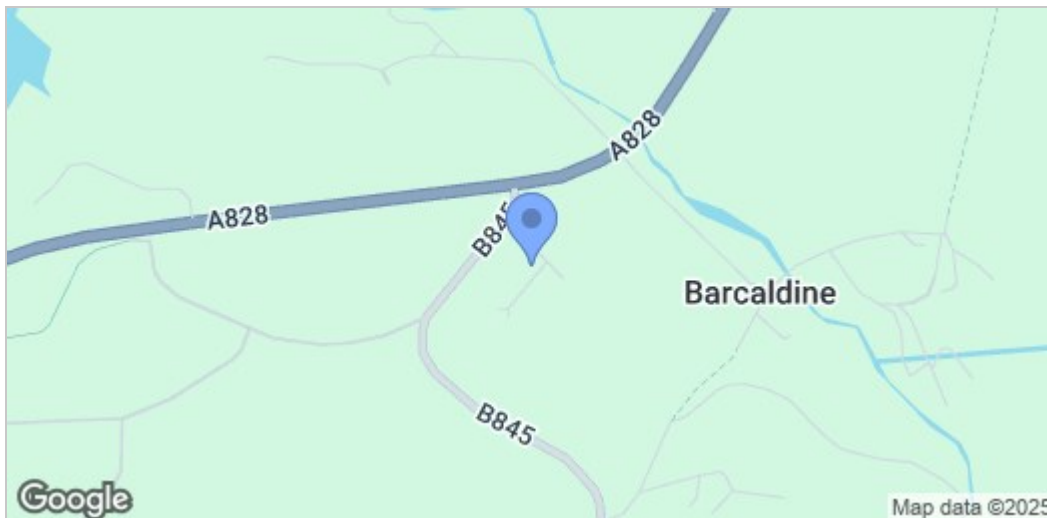
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