

DAWSONS



**MUIRCROFT
GLENCRUITTEN, OBAN, PA34 4QB**

A Stunning Contemporary Country Home Situated In A Unique And
Highly Sought-After Position Enjoying Panoramic
Views Over Luachrach Loch

Reception Room : Open Plan Sitting/Kitchen/Dining Room
Utility Room : Cloak Room

Principle Bedroom With Dressing Area & En-Suite Shower Room
2 Further Bedrooms : Bathroom

Grounds Extending To Around Two & A Half Acres

Offers Over £625,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail. The surrounding area, steeped in history with an abundance of flora and fauna, abounds with outdoor sporting and leisure facilities including fishing and hill walking and is renowned for its outstanding sailing waters.

This stunning contemporary country home is situated in a unique and highly sought after position, enjoying fabulous panoramic views over **Luachrach Loch**, yet still with the convenience of the town and amenities just a short drive away. With accommodation designed to fully capture the visual splendour of the surrounding countryside and superbly arranged over one floor in an appealing open-plan style, with bio-fold doors, giving access to the wrap around balcony, maximizing the feeling of space and light throughout. The contemporary kitchen, by Pronorm, is of an aesthetically seamless design with central island unit, whilst the bathrooms offer a luxurious feel. A ground source heat pump supplies the underfloor heating and hot water, with solar panels supplementing the hot water supply. The grounds extend to around two and a half acres, with rolling lawns leading down to the loch side, and provide an excellent habitat for many species of wildlife to thrive, including red squirrels, pine martins, herons and woodpeckers.

DETAILS OF ACCOMMODATION

An Oak Portico leads to the external door giving access to the **Reception Room**: 10.70m x 3.70m, bi-fold doors to **Balcony**, windows to rear, wall lights, tiled floor.

Kitchen/Dining Room: 7.40m x 7.00m at widest, bi-fold doors to **Balcony**, fitted with an extensive range of wall mounted and floor standing units with work tops, including a central island, 1½ bowl sink with drainer, American style fridge/freezer, double oven, ceramic hob with stainless steel extractor over, integrated dishwasher, recessed ceiling lights, ceiling light fitting, tiled floor.

Sitting Room: 7.40m x 5.00m, bi-fold doors to front and to side **Balcony**, windows to side, wall lights, ceiling light fittings, engineered oak flooring.

Inner Hall with half glazed external door to side, coat hooks, recessed ceiling light, tiled floor.

Cloak Room: 2.40m x 1.30m, window to rear, whb in vanity unit, wc, recessed ceiling light, tiled floor.

Utility Room: 4.90m x 2.50m, windows to rear, fitted cupboard with sliding doors, floor standing units with work top over, sink with drainer, washing machine, tumble dryer, fixed shelving, wall mounted unit, hot water tank, hatch to roof space, recessed ceiling lights, tiled floor.





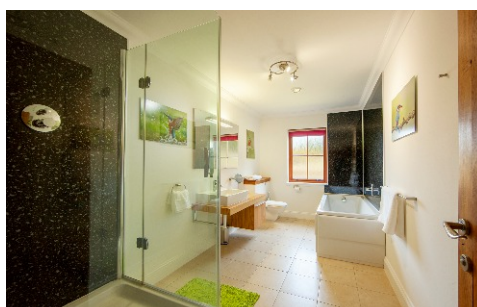
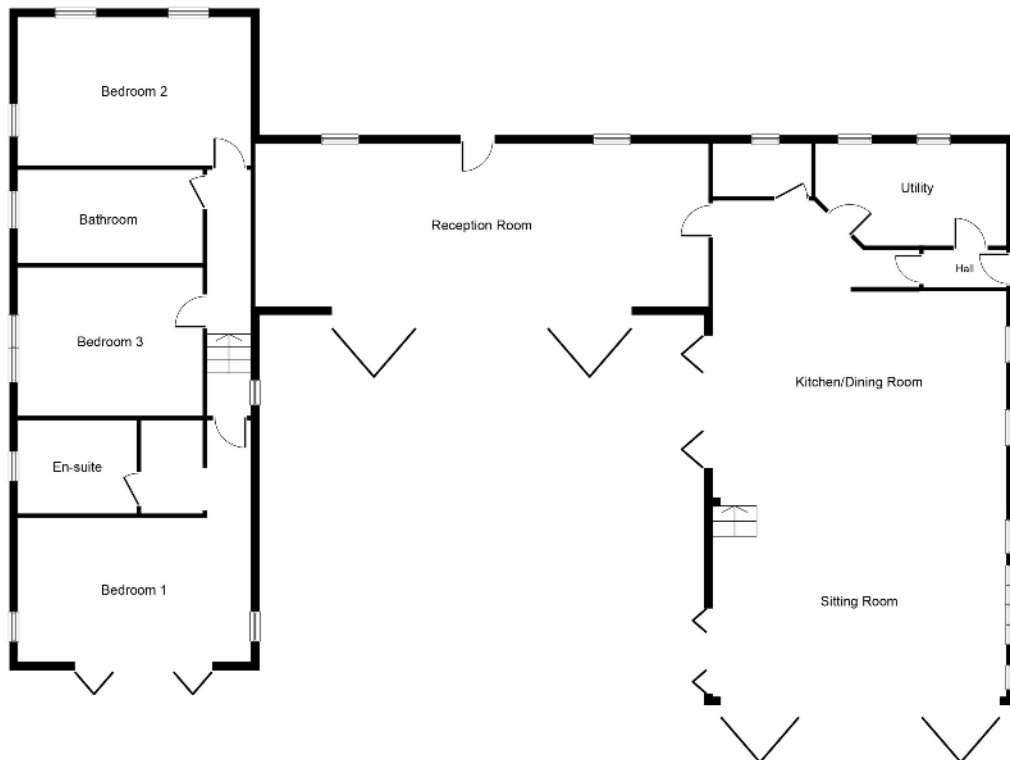
Inner Hall with window to side, recessed ceiling lights, tiled floor.

Bedroom 1: 5.50m x 3.50m plus area at door, bi-fold doors to **Balcony**, windows to sides, fitted wardrobes, ceiling light fitting, tiled floor, **Dressing Area:** 2.10m x 1.50m, recessed ceiling light, tiled floor, **En-Suite Shower Room:** 2.60m x 2.20m, window to side, shower enclosure with waterproof wall panelling, rain head shower and glazed door, whb in vanity unit with mirror and light over, wc, recessed ceiling light, ceiling light fitting, tiled floor.

Bedroom 2: 5.50m x 3.50m, windows to rear, window to side, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 3: 4.20m x 3.40m, window to side, ceiling light fitting, fitted carpet.

Bathroom: 4.20m x 2.20m, window to side, bath with waterproof wall panelling over, shower enclosure with waterproof wall panelling, rain head shower and glazed door, whb in vanity unit with mirror and light over, wc, recessed ceiling light, ceiling light fitting, tiled floor.





GROUNDS

Muircroft is surrounded by glorious grounds extending to around two and a half acres, with extensive rolling lawns sweeping down to the loch side, framed by mature trees and bushes. Access is over a tarred road, with a neighbouring property having a right of access over this, leading to a parking area, with gravelled and paved areas to the front and a wrap around balcony with glazed balustrade facing the fabulous views of **Loch Luachrach**.

Wildlife Hide, Timber Shed housing air source system controls, **Timber Storage Shed**.

GENERAL INFORMATION

Note - Associated Sale: A **building plot**, in the same ownership, in land to the east of Muircroft, with planning permission in principle, granted by Argyll & Bute Council under reference 24/00082/PPP, is also available for sale.

Title Note: There is a **Right of Pre-emption** over the property in favour of a third party.

Services: Mains electricity. Private water supply. Private septic tank drainage. Ground source heat pump for under floor heating and hot water. In addition, roof mounted solar panels to heat water. Fibre broadband connection to property.

Council Tax Band: G. **EPC Rating:** D55. **Home Report:** Available from the Selling Agents.

Offers Over: Six Hundred & Twenty Five Thousand Pounds (£625,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agents. **Entry:** By mutual agreement.

Money Laundering Regulations: Under Money Laundering Regulations we are required to carry out due diligence on purchasers.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

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