

DAWSONS



**KNIPOCHMORE COTTAGE
KILMORE, BY OBAN, PA34 4QT**

A Charming Traditional Road-Side Cottage Enjoying
Excellent Views Over Loch Feochan To The Hills Beyond

Porch : Sitting Room : Dining Room
Kitchen : Utility Room
3 Bedrooms : Bathroom : Toilet

Established Sloping Garden With Burn
Large Hard-Standing Parking Area

Guide Price £260,000

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.

The community of **Kilmore** is located some 5 miles south of Oban, with **Knipochmore** situated on the A816 Oban to Lochgilphead road and enjoying excellent views over Loch Feochan to the hills and countryside beyond. This quaint traditional cottage, with extension to the rear, still retains much of its original charm and character, but also benefits from an effective LPG gas central heating system and offers deceptively spacious and versatile accommodation. The established garden is sloping to rear and laid to grass, interspersed with an interesting variety of mature trees and shrubs together with a burn running through, all adding to the appeal of this cottage which would be equally suitable as a permanent home or as a holiday retreat.

DETAILS OF ACCOMMODATION

Porch: 1.74m x 1.26m, half glazed door to side, windows to front and side, ceiling light fitting, fitted carpet, glazed door to **Hall** with storage heater, fitted bookcase, ceiling light fitting, fitted carpet.

Sitting Room: 3.67m x 2.89m, window to front, solid fuel fire with brick surround, tiled hearth and wood mantel, central heating radiator, ceiling light fitting, fitted carpet.

Dining Room: 5.01m at widest x 3.68m, window to front, multi-fuel stove with brick inset, tiled hearth and wood mantel, central heating radiator, ceiling light fitting, fitted carpet.

Kitchen: 3.90m x 2.76m, half glazed external door to side, window to side, fitted with a range of wall mounted and floor standing units with work tops, stainless steel sink with drainer, gas hob with filter hood over, electric oven, fridge, space for washing machine, central heating radiator, recessed ceiling lights, vinyl flooring.

Rear Hall with fitted cloak cupboard, fitted cupboard housing central heating boiler, fitted shelving, storage heater, ceiling light fitting, fitted carpet.

Bathroom: 2.45m x 1.85m, window to rear, bath with electric shower over and glazed folding screen, whb, wc, wall mounted heater, heated towel rail, wall tiling, ceiling light fitting, fitted carpet.

Utility Room: 3.10m x 1.43m, window to rear, wall mounted cabinets, wall shelving, ceiling light fitting, fitted carpet.





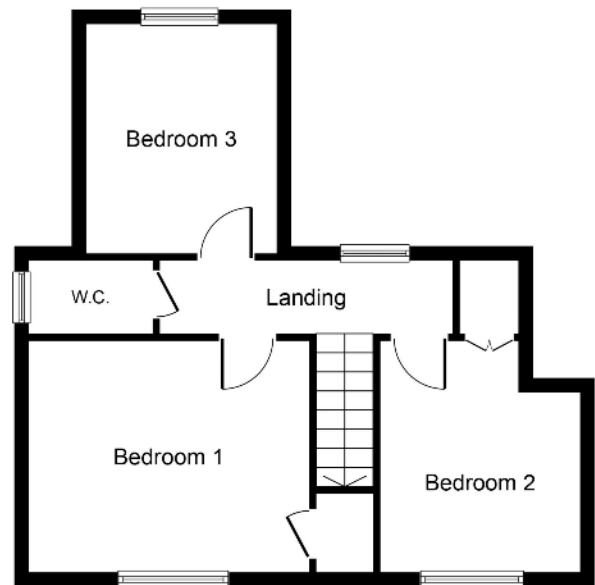
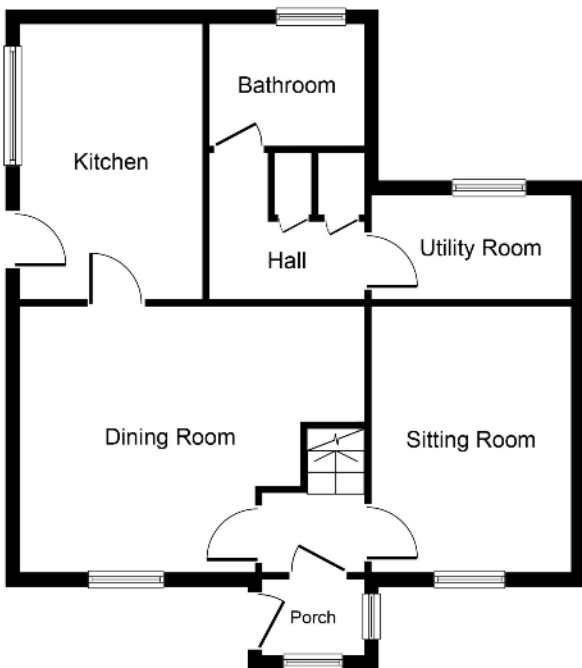
A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with window to rear, storage heater, ceiling light fitting, fitted carpet.

Bedroom 1: 4.12m x 3.57m, window to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.61m at widest x 2.92m, window to front, built-in wardrobe with double doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.18m x 2.58m, window to rear, coombed (sloping) ceiling, 2 eaves access doors, central heating radiator, ceiling light fitting, fitted carpet.

Toilet: 1.57m x 1.17m, window to side, whb with tiling over, wc, ceiling light fitting, fitted carpet.

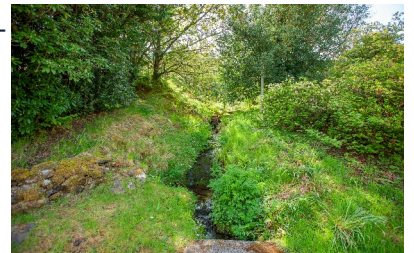




GARDEN

The established garden of *Knipochmore Cottage* is sloping to the rear and laid to grass, interspersed with an interesting variety of mature trees and shrubs, together with a burn running through. There is a large area of level hard-standing to the side, providing excellent parking. It is bordered by a low wall to the front with gated access off the main road, with the remaining garden bordered by wire and post fencing.

Note: There is a timber outbuilding in a state of disrepair.



GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. LPG gas for central heating/hot water and hob.

Council Tax Band: E. **EPC Rating:** F34. **Home Report:** Available from the Selling Agents.

Guide Price: Two Hundred & Sixty Thousand Pounds (£260,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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