

**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 £240,000**

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.







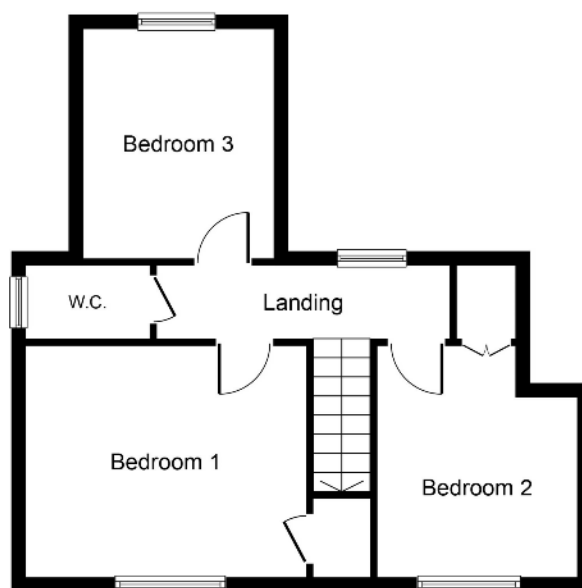
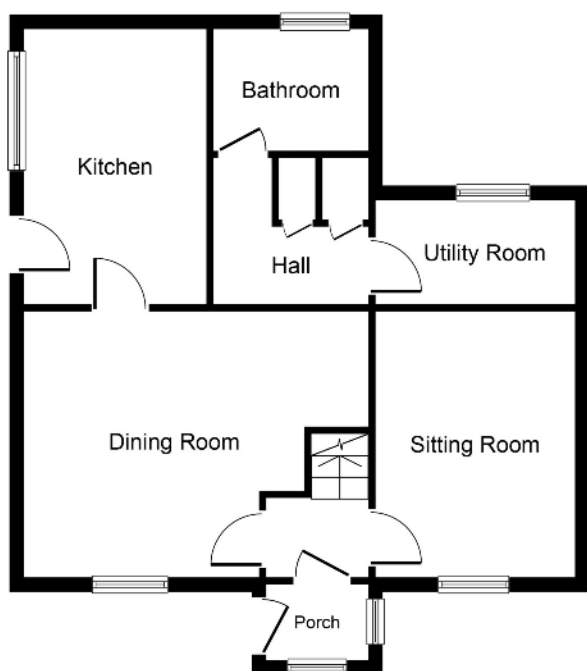
A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with window to rear, storage heater, ceiling light fitting, fitted carpet.

**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.



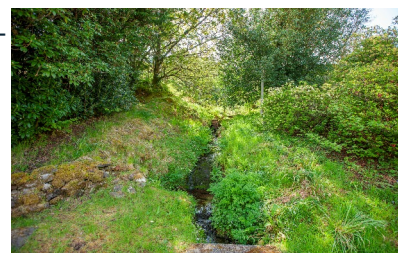




## GARDEN

The established garden of **Knipochnore 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 & Forty Thousand Pounds (£240,000). 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.



**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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