

DAWSONS



CARMEL
ROCKFIELD ROAD, OBAN, PA34 5DQ

A Fabulous Modern Executive Home Enjoying Magnificent Panoramic Views Across Oban Bay And To The Islands Beyond Offering Extremely Spacious And Versatile Accommodation

Hall : Lounge/Dining Room With Balcony : Kitchen
Cinema Room : Utility Room : Study : Cloak Room
Principal Bedroom With Dressing Room And En-Suite Bathroom
4 Further Bedrooms With En-Suite Shower Rooms : Extensive Attic

Detached Double Garage With Upper Floor Home Office/Studio
Established Garden With Gently Sloping Lawn And Paved Patio

Offers Over £750,000

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 highly specified executive home is situated in a sought-after residential area which is extremely convenient for the town centre. Occupying a prime elevated position **Carmel** has been designed and orientated to take maximum advantage of the magnificent panoramic seascape views of Oban Bay and the islands beyond. With space and light a theme of the accommodation throughout, the central feature is the interlinked arrangement of the beautifully fitted kitchen with integrated appliances and the lounge/dining room with sea-facing balcony. Double doors make for an impressive entrance into the hall with staircase to the upper floor and four of the five bedrooms, all with en-suites, and with the principal bedroom also having a dressing room. Bedroom five is on the ground floor, together with a study. The basement is home to the cinema room and large utility room, whilst the floored attic extends to 54sq.m giving an excellent opportunity for further development. Externally the property enjoys a great degree of privacy with timber vehicle access gates and pedestrian intercom access, leading to a large gravelled parking area, beyond which there is a sea-facing patio and a large sweep of gently sloping lawn. The detached garage also provides excellent scope for development, extending to 93sq.m overall, which all adds greatly to the versatility of this spectacular and unique home.

DETAILS OF ACCOMMODATION

Hall with double external doors to front, cloak cupboard with double doors, cupboard with shelving, under-stair cupboard, wall shelving, central heating radiator, recessed ceiling lights, solid oak flooring.

Lounge/Dining Room: 7.00m x 5.50m, patio doors to sea-facing **Balcony**, 2 central heating radiators, ceiling light fittings, solid oak flooring

Kitchen: 5.00m x 3.70m, window to front, fitted with an extensive range of wall mounted and floor standing units with work tops, 2 Neff steam ovens, built-in Neff microwave and warming drawer, stainless steel sink, AEG integrated fridge/freezer, Neff integrated dishwasher, wall tiling, island unit with AEG 5 ring gas hob with extractor over, central heating radiator, recessed ceiling lights, solid oak flooring.

Cloak Room: 2.00m x 1.80m, whb in vanity unit with mirror over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

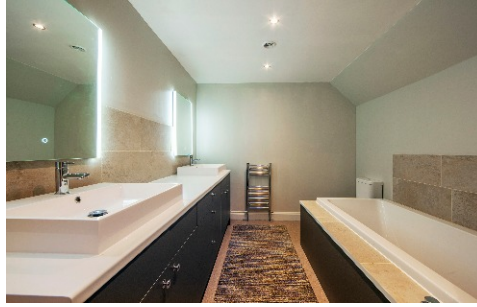
Study: 3.50m x 3.30m, window to front, central heating radiator, ceiling light fitting, solid oak flooring.

Bedroom 5: 3.50m x 3.00m plus area at door, sea-facing window, central heating radiator, ceiling light fitting, solid oak flooring,

En-Suite: 2.50m x 1.50m, shower enclosure with wall tiling and glazed door, whb in vanity unit with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with window to side, central heating radiator, ceiling light fittings, fitted carpet.





Principal Bedroom: 4.80m x 4.00m, sea-facing window, central heating radiator, ceiling light fitting, fitted carpet, **Dressing Room:** 2.50m x 2.00m, fitted hanging rails and fitted drawers, recessed ceiling lights, fitted carpet, **En-Suite:** 4.00m x 2.6m, bath with tiling over, shower enclosure with wall tiling and glazed sliding doors, vanity unit with twin basins and mirror over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 2: 3.50m x 3.30m plus area at door, sea-facing window, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 1.70m x 1.50m, shower enclosure with wall tiling and glazed sliding doors, whb in vanity unit with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 3: 3.80m x 3.50m plus area at door, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 1.70m x 1.70m, shower enclosure with wall tiling and glazed sliding doors, whb in vanity unit with tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Bedroom 4: 3.80m x 3.20m, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 2.20m x 1.90m, shower enclosure with wall tiling and glazed sliding doors, whb in vanity unit with mirror and tiling over, wc, heated towel rail, extractor fan, recessed ceiling lights, vinyl flooring.

Store Room: 3.00m x 1.60m, ceiling light fitting, fitted carpet and with staircase to **Attic** extending to 54sq.m with Velux roof light window, floored, lighting.

A carpeted staircase leads down from the **Hall** to the **Cinema Room:** 6.95m x 3.57m, central heating radiator, wall lights, recessed ceiling lights, wood effect laminate flooring.

Vestibule: 3.40m x 1.30m, with double external door to sea-facing terrace and access to **Utility Room:** 4.17m x 3.57m, with double external doors to sea-facing terrace, 2 washing machines, tumble dryer, 2 fridge/freezers, stainless steel sink and drainer, recessed ceiling lights, wood effect laminate flooring, access to underfloor storage space, housing central heating boiler.





GARDEN

Carmel is surrounded by an easily maintained garden which offers a great degree of privacy, with a gated access off Rockfield Road to a gravelled parking area spacious enough for several vehicles. Gravel pathways are to the sides, leading to the sea facing paved terrace with raised flower beds and on to a large sweep of gently sloping lawn.

Detached Double Garage: 53sq metres ground level and 40sq metres upper level, double vehicle access doors to front, pedestrian access to rear **Workshop** with stainless steel sink and wc. A staircase rises to the **Upper Level** with sea-facing window and providing an excellent **Home Office/Studio** space and large storage area, offering superb development potential.

GENERAL INFORMATION

Services: Mains electricity, water, drainage and gas.

Council Tax Band: G. **EPC Rating:** B82. **Home Report:** Available from the Selling Agents.

Offers Over: Seven Hundred & Fifty Thousand Pounds (£750,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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