



The Knoll

Duncraggan Road | Oban | PA34 5DU

Guide Price £445,000

Fiuran
PROPERTY

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The Knoll is a beautiful stone-built Victorian Villa with panoramic views of Oban Bay & the Islands beyond, located a short walking distance from Oban town centre. Fully renovated in recent years to an exceptional standard, it would make a spectacular family home.

Special attention is drawn to the following:-

Key Features

- Beautiful stone-built, detached Villa close to town centre
- Breathtaking sea views of Oban Bay & Islands beyond
- Fully renovated to an exceptional standard in recent years
- Porch, Hallway, Kitchen/Diner, Utility Room, Dining Room
- Lounge, 4 Bedrooms, En Suite Shower Room, Bathroom
- Large, partially floored Loft space with lighting
- Double glazing & gas central heating throughout
- Period features including stunning wooden staircase
- Two impressive Bay windows to the front
- White goods, window coverings & flooring included in sale
- Easily maintained terrace with decking & glazed balcony
- Timber garden shed, outside tap & outside power supply
- Sloped front garden with shrubs/trees, pathway & steps
- Ample on-street parking to rear of property
- Convenient to local amenities, including leisure centre



The Knoll is a beautiful stone-built Victorian Villa with panoramic views of Oban Bay & the islands beyond, located a short walking distance from Oban town centre. Fully renovated in recent years to an exceptional standard, it would make a spectacular family home.

The ground floor accommodation comprises entrance Porch with original tiled floor, Hallway with impressive wooden staircase rising to the first floor, modern fitted Kitchen/Diner with centre island and a range of white goods, Utility Room off with external door leading to the side garden/terrace, spacious Lounge with period fireplace & open fire, and large Dining Room with decorative fireplace and impressive Bay window to the front.

The first-floor accommodation offers 4 double Bedrooms (one currently used as an Office and another as a Library), and a luxurious family Bathroom. The Master Bedroom also enjoys views across Oban Bay and benefits from a Dressing Room and En Suite Shower Room. A hatch over the landing provides access to a partially floored Loft with lighting.

In addition to its many original features such as decorative ceiling cornicing and internal woodwork/doors, The Knoll also benefits from gas central heating and replacement sash & casement double glazed windows. All window coverings, flooring & white goods are to be included in the sale. Externally, there is a Store (originally a coal cellar) to the rear, attractive garden area/terrace with decking to the side, and sloped garden ground to the front.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via on-street parking to the rear of the property, and steps leading to a gravelled pathway at the side, with an entrance at the front into the Porch.

GROUND FLOOR: PORCH 2.85m x 1.6m

With PVC glazed entrance door, window to the side elevation, coat hooks, wooden bench, tiled flooring, and glazed/wooden door leading to the Hallway.

HALLWAY

With original wooden staircase with carpet runner rising to the first floor, under-stair storage cupboard, radiator, fitted carpet, and doors leading to the Kitchen/Diner, Dining Room, and Lounge. Fire surround/mirrored unit included in sale.

KITCHEN/DINER 6.55m x 3.85m

Fitted with a range of base & wall mounted units, complementary work surfaces, centre island/breakfast bar, sink & drainer, built-in electric oven & grill, gas hob, stainless steel cooker hood, fridge/freezer, integrated dishwasher, 2 radiators, wooden flooring, 4 windows to the rear elevation, and door leading to the Utility Room.

UTILITY ROOM 3.85m x 1.8m

Fitted with base & wall-mounted units, wooden work surface, stainless steel sink & drainer, washing machine, tumble dryer, ceiling pulley, 2 built-in storage cupboards (one housing the electric meter/fuse box & one housing the hot water cylinder), tiled flooring, window to the rear elevation, and external door leading to the side garden/terrace.

DINING ROOM 5.55m x 4.4m

With Bay window to the front elevation with sea views, 2 radiators, decorative fireplace & attractive fire surround/mirrored unit, and fitted carpet.



LOUNGE 4.65m x 4.3m

With windows to the front elevation with sea views, radiator, period fireplace with open fire, and fitted carpet.

FIRST FLOOR: UPPER LANDING

With window to the side elevation (above the stairs), radiator, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE/MASTER 4.7m x 3.8m

With windows to the front elevation with sea views, radiator, fitted carpet, and door leading to the Dressing Room. Wardrobes included in sale.

DRESSING ROOM 2.4m x 1.35m

With fitted carpet and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.45m x 2.35m

With modern white suite comprising luxury 'Toto Washlet' WC & wall-mounted vanity wash basin, walk-in shower enclosure with mixer rain shower, chrome heated towel rail, wall-mounted cabinet, tiled walls, tiled flooring with underfloor heating, and window to the rear elevation.

BEDROOM TWO 3.6m x 3.45m

With window to the side elevation, radiator, and fitted carpet.



BEDROOM THREE/OFFICE 3.5m x 2.85m

With window to the side elevation, radiator, and fitted carpet.

BEDROOM FOUR/LIBRARY 4.7m x 4.2m (max)

With Bay window to the front elevation with sea views & window seat, 2 radiators, shelves recess, and fitted carpet.

BATHROOM 2.65m x 2.45m

With modern white suite comprising bath, WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, 2 heated towel rails, tiled walls, tiled flooring, and 2 windows to the rear elevation.

LOFT - Partially floored, with lighting.

GARDEN

The side garden/terrace offers a private outdoor area with outstanding views from the decking. Mainly laid to paving slabs, it houses a timber garden shed and there is outside power & water to this area. There is further garden ground to the front of the property, which is mainly laid to grass, with an abundance of attractive shrubs/trees. Sloped, there is a gravelled pathway and steps which lead to the road below the property. There is also an external Store to the rear of the property.



The Knoll, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.

Council Tax: Band G

EPC Rating: D56

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Turn left onto Laurel Road, then a further left into Duncraggan Road. The Knoll is the second last house on the left and can be identified by the For Sale sign.

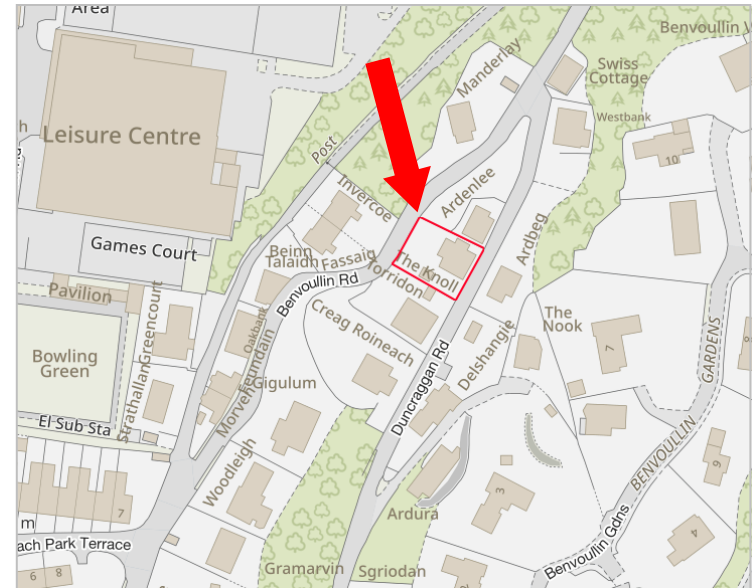
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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