



## Rowan Villa

Benderloch | Argyll | PA37 1QU

Guide Price £430,000

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PROPERTY



# Rowan Villa

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Rowan Villa is a modern 4 Bedroom detached House in the popular village of Benderloch, with detached Garage, enclosed garden and private parking.

## Key Features

- Beautifully presented 4 Bedroom detached House
- Lovely countryside views, overlooking Ben Lora to the rear
- Within walking distance to Tralee Beach, Benderloch
- Located in quiet cul-de-sac with shared private road access
- Oil central heating & double glazing throughout
- Modern features including ceiling downlights
- Stunning Lounge/Dining Area with wood burning stove
- Large, fitted Kitchen with integrated white goods
- Window coverings & flooring included in sale
- 4 En Suite Bedrooms (2 on ground floor)
- Excellent storage, including partially floored Loft
- Cathedral ceiling, wooden beams & Apex windows in Lounge
- Solar panels generating electricity and additional income
- Newly fitted decking, housing a hot tub (included)
- Detached Garage with lean-to/Carport
- Gated entrance & private parking for several vehicles



Rowan Villa is a modern 4 Bedroom detached House in the popular village of Benderloch, with detached Garage, enclosed garden and private parking.

The ground floor accommodation comprises entrance Porch with Utility Room off, spacious Hallway with attractive wooden staircase rising to the first floor, stunning open plan Lounge/Dining Area with wood burning stove, cathedral ceiling & Apex windows, fitted Kitchen with integrated white goods & glazed sliding doors leading to the decking, 2 double Bedrooms (both with En Suite Shower Rooms), and a WC.

The first floor accommodation has a landing area with balcony overlooking the Hallway below, and 2 further double Bedrooms, both with built-in wardrobes and En Suite Bathrooms.

The sizeable, enclosed garden is laid to lawn to the rear and tarmacked to the front to provide private parking. There is a large, detached Garage with lean-to/Carport.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via gated entrance into the private parking area, and entrance at the front into the Porch.

### **GROUND FLOOR: PORCH** 2.45m x 2.4

With window to the front elevation, radiator, inset doormat, wooden flooring, and doors leading to the Utility Room and Hallway.

### **UTILITY ROOM** 2.8m x 2.45

Fitted with base & wall mounted units, worktop, stainless steel sink & drainer, oil-fired boiler, space for washing machine & tumble dryer, ceiling pulley, vinyl flooring, window to the front elevation, and access to a Loft,

### **HALLWAY**

With attractive wooden staircase rising to the first floor, radiator, large linen cupboard (housing the hot water cylinder), opening to the Dining Area, and doors leading to Bedroom One, Bedroom Two, and the WC.

### **DINING AREA** 6.1m x 3.1m

Open plan to the Lounge, with radiator, wooden floor, door leading to the Kitchen, and wooden steps leading down to the Lounge area.





**LOUNGE** 6.1m x 6.05m

With Apex windows to the front elevation, radiator, wood burning stove, cathedral ceiling with wooden beams, 2 ceiling fans, wall lights, fitted carpet, and 3 sets of glazed doors leading to the decking.

**KITCHEN/DINER** 6.3m x 3m

Fitted with a range of modern gloss base & wall mounted units, complementary wooden work surfaces, centre island/breakfast bar, sink & drainer, tiled splash-backs, Range cooker with electric ovens & gas hob, cooker hood, integrated fridge/freezer & dishwasher, radiator, vinyl flooring, window to the side elevation, and 2 sets of glazed sliding doors leading to the rear decking.

**BEDROOM ONE** 4.4m x 3.35m

With windows to the front & side elevations, radiator, built-in wardrobe, wood effect flooring, and door leading to the En Suite.

**BEDROOM ONE EN SUITE SHOWER ROOM** 2.7m x 1.8m

With white suite comprising WC & wall-mounted wash basin, shower enclosure with mixer shower, radiator, vinyl flooring, and window to the side elevation.

**BEDROOM TWO** 4.2m x 3.45m

With window to the front elevation, radiator, fitted carpet, and door leading to the En Suite.

**BEDROOM TWO EN SUITE SHOWER RM** 2.6m x 1.7m (max)

With white suite comprising WC & wash basin, shower enclosure with mixer shower, radiator, vinyl flooring, and window to the side elevation.

**WC** 1.7m x 1.65m

With white suite comprising WC & wall-mounted wash basin, and wooden flooring.





### UPPER LANDING

Overlooking the Hallway below, with wooden flooring, and doors leading to Bedroom Three and Bedroom Four.

### BEDROOM THREE 4.55m x 4.4m

With 2 Velux style windows to the rear elevation, radiator, built-in mirrored wardrobes, and fitted carpet.

### BEDROOM THREE EN SUITE BATHROOM

4.85m x 2.4m (max)

With white suite comprising bath, WC & wall-mounted wash basin, shower enclosure with mixer rain shower, tiled walls, vinyl flooring, and Velux style window to the rear elevation.

### BEDROOM FOUR 4.2m x 3.4m

With Velux style window to the front elevation, radiator, built-in wardrobe, fitted carpet, access to a Loft, and door leading to the En Suite.

### BEDROOM FOUR EN SUITE BATHROOM 3m x 2.4m

With white suite comprising bath, WC & wash basin, fitted carpet, and window to the side elevation.

### GARDEN

The sizeable rear garden is mainly laid to lawn, with a variety of shrubs/trees and wonderful countryside views, with Ben Lora in the distance. There is a large, newly fitted raised deck directly surrounding the rear & side of the property, with glazed balcony and steps leading down to the garden. A hot tub is currently housed on the decking and is included in the sale. The tarmacked driveway to the front of the property houses a detached timber Garage with lean-to-Carport and provides private parking for several vehicles. There is a further area of decking by the entrance door.





## Rowan Villa, Benderloch



*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. Oil tank. Drainage to septic tank. Solar Panels.

**Council Tax:** Band G

**EPC Rating:** C78

**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

The village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path and bus service. Ben Lora and Tralee beach are also very close by.

## DIRECTIONS

Heading into Benderloch on the A828 from Oban, pass by the village shop and café, and take a left just before the school (at the signpost for Tralee Bay Holiday Park). Drive straight along to the end of the road, then bear right. Drive straight on for approx. 1/4 mile, then take a left at the signpost for Shenavallie. Drive straight ahead to the end of this road where there is a cul-de-sac. Rowan Villa is the first house on the left and can be identified by the For Sale sign.

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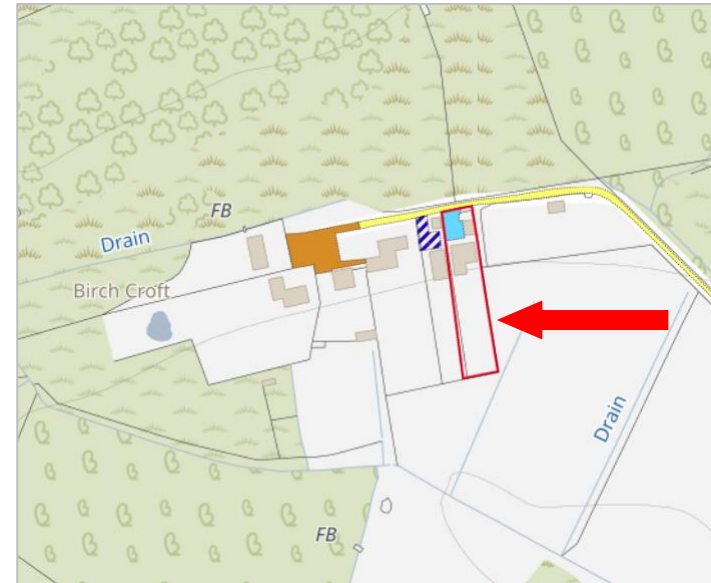
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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