



## Ard-a-Bhaigh

Rockfield Road | Oban | PA34 5DQ

Guide Price £340,000

Fiuran  
PROPERTY



# Ard-a-Bhaigh

Rockfield Road | Oban | PA34 5DQ

Ard-a-Bhaigh is a fully renovated semi-detached townhouse with incredible views across Oban Bay, located only a short walking distance from the town centre. Retaining many original features, it comprises a beautifully presented 4 Bedroom Family Home over the top 2 floors and a self-contained Annex in the lower ground floor.

Special attention is drawn to the following:-

## Key Features

- Gorgeous semi-detached Townhouse
- Elevated position with impressive sea views
- Sensitively renovated throughout to an exceptional standard
- Annex with Kitchen/Living Area, Shower Room & Store
- Main House with large open plan Lounge/Diner/Kitchen
- 4 Bedrooms, Shower Room, Bathroom, Utility Area
- Floored & lined Loft with lighting, power & Velux style window
- Gas central heating, wood burning stove in Lounge
- Replacement double glazing & external doors
- Original features including decorative cornicing
- Re-wired throughout with new consumer units
- All white goods, window coverings & flooring included
- Full contents available under separate negotiation
- Glass fronted decking & rear decking/BBQ area
- On-street parking to front of property
- Convenient to town centre & local amenities



Ard-a-Bhaigh is a fully renovated semi-detached townhouse with incredible views across Oban Bay, located only a short walking distance from the town centre. Retaining many original features, it comprises a beautifully presented 4 Bedroom Family Home over the top 2 floors and a self-contained Annex in the lower ground floor.

The Annex has its own private entrance and comprises an open-plan Kitchen/Living Area, contemporary Shower Room, and large Store.

The Main House comprises an entrance porch on the ground floor leading into a Hallway with original staircase rising to the top floor, stunning open-plan Lounge/Diner/Kitchen with wood burning stove and French doors leading to the glass fronted decking, elegant Shower Room. Internal stairs also lead to the Annex. The top floor offers 4 double Bedrooms and a family Bathroom. There is also a sizable Loft space with built-in cupboards accessed from the top floor landing.

In addition to many period features including decorative cornicing and wooden internal doors, architraves & skirting, the property also benefits from modern features including ceiling downlights. All white goods, window coverings & flooring are included, and the full contents are available separately, if required. Externally, there is an elevated decking with sea views to the front and further decked area to the rear. Steps also lead to a drying green to the back of the property.

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

#### **APPROACH**

Via on-street parking to the front of the property, and steps at the front leading to the entrance Porch.

#### **GROUND FLOOR:**

##### **PORCH**

With replacement external door, wood effect flooring, and glazed internal door leading to the Hallway.

##### **HALLWAY**

With original wooden staircase with fitted carpet rising to the first floor, column radiator, wood effect flooring, doors leading to the Lounge/Diner/Kitchen and Shower Room, and door leading to a further staircase down to the Annex (with Utility Area – with water, drainage & power).

##### **LOUNGE** 3.9m x 3.8m

Open plan to the Dining Area and Kitchen, with attractive fireplace & wood burning stove, column radiator, ceiling rose, wood effect flooring, and glazed French doors leading to the front decking.

##### **DINING ROOM** 3.7m x 3.5m

With window to the side and wood effect flooring.

##### **KITCHEN** 3.4m x 2.6m

Newly fitted with a range of modern base & wall mounted units, complementary work surfaces with inset sink, matching upstands & breakfast bar, Range cooker with gas hob & electric ovens, cooker hood, integrated microwave, fridge & dishwasher, radiator, wood effect flooring, and newly fitted glazed external door leading to the rear decking & drying green.





**SHOWER ROOM** 3.4m x 2.1m

Newly fitted with modern white WC, attractive wooden vanity unit with counter-top basin, large walk-in shower enclosure with Respatex style wall panelling & mixer rain shower, radiator with heated towel rail, tiled flooring, and window to the rear elevation.

**TOP FLOOR: UPPER LANDING**

With Skylight, radiator, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

**BEDROOM ONE** 4.1m x 3.8m

With windows to the front elevation, decorative fireplace, radiator, ceiling rose, and fitted carpet.

**BEDROOM TWO** 3.5m x 2.6m

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

**BEDROOM THREE** 3.2m x 2.7m

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

**BEDROOM FOUR** 3.4m x 2.2m

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

**BATHROOM** 2.6m x 1.3m

Newly fitted with a modern white suite comprising bath with electric shower over, WC & vanity wash basin, chrome heated towel rail, wall-mounted cabinet & mirror, Respatex style wall panelling, wood effect flooring, and window to the front elevation.



**LOFT** 7.5m x 4.8m (max)

Fully floored, lined & insulated, with Ramsay style ladder, lighting, power, built-in cupboard, and Velux style window.

**LOWER GROUND FLOOR - ANNEX:**

**KITCHEN/LIVING AREA** 3.8m x 3.6m

Newly fitted with a range of modern base & wall mounted kitchen units, complementary worktop & matching upstand, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, built-in microwave, wall-mounted electric heater, electric stove, fitted carpet, windows to the front & side elevations, stairs leading to the ground floor, doors leading to the Shower Room and Store, and newly fitted external door.

**SHOWER ROOM** 2.3m x 1.1m

Newly fitted with a modern white suite comprising WC & vanity wash basin, shower enclosure with Respatex style wall panelling & electric shower, heated towel rail, shelved recess, and wood effect flooring.

**STORE** 3.6m x 2.45m

Excellent storage space.

**GARDEN**

There is a raised decking with glass panels & incredible views to the front of the property, and further decking to the rear. Steps also lead to a drying green at the back of the property.





## Ard-a-Bhaigh, Rockfield Road, 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 E

**EPC Rating:** D66

**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. Take a left at the crossroads on to Ardconnel Road. Turn right at the next crossroads onto Ardconnel Terrace, and follow the road straight ahead onto Rockfield Road. Ard-a-Bhaigh is on the left, and can be identified by the For Sale sign.

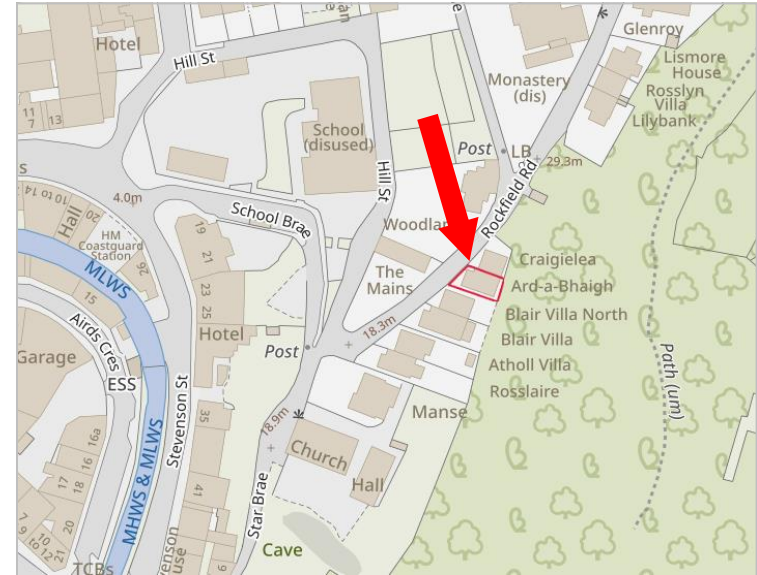
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

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