



## Apartment H, Kilbowie House

Gallanach Road | Oban | PA34 4PE

Guide Price £299,950

**Fiuran**  
PROPERTY



# Apartment H, Kilbowie House

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Apartment H, Kilbowie House is an exceptional top floor Apartment with 2 Bedrooms and exquisite original timber lining, boasting spectacular views of Oban Harbour and the Sound of Kerrera. Built in 1888 as a Victorian Mansion and now a Grade B listed building, Kilbowie House was converted into 8 luxury Apartments in 2017.

Special attention is drawn to the following:

## Key Features

- 2 Bedroom top floor Apartment in stunning location
- Outskirts of Oban, with views across the Sound of Kerrera
- Hallway, Lounge/Diner with turret, Kitchen, Shower Room
- 2 double Bedrooms (one with freestanding bath), Office
- Lounge/Diner was previously billiard room of original house
- The Office was previously an En Suite which could be easily reinstated
- Excellent storage, including large Storage Room & Loft
- Oil central heating & electric underfloor heating to Shower Rm
- Original features including high ceilings & timber lining
- Modern features including ceiling downlights
- Window coverings, flooring & white goods included
- Secure entry system & communal lift
- Factoring service provided for a quarterly fee
- Communal gardens surrounding building
- Private, allocated parking space & further visitors parking



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The accommodation comprises entrance Hallway, spacious Lounge/Diner with corner turret and panoramic views of Oban Harbour and the Sound of Kerrera, modern fitted Kitchen with a range of integrated appliances, large Master Bedroom with freestanding bath and Office off, 2<sup>nd</sup> double Bedroom, and contemporary Shower Room. There is also a large Store Room and Loft space.

Kilbowie House is an imposing Scottish Baronial L-plan country residence built in red sandstone. Following its renovation, Apartment H has been sympathetically modernised throughout, whilst retaining many original features. The designers aimed to bring back to life this magnificent building and restore it to its former glory while providing modern living spaces.

The striking building sits within its own grounds extending to approximately 0.60 acres, with private and residential communal gardens and an impressive 93m long shore frontage. Designated parking spaces for residents and visitors are located to the rear of the building.

The dimensions and layout of Apartment H are generous and practical for modern living, reflecting the grand scale of the original mansion building. With a great deal of consideration to the design of the property, a lift has been installed for ease of access to all floors.

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

#### **APPROACH**

Via private parking to the rear of the building and secure communal entrance into the welcoming foyer with lift to all floors. Apartment H is on the top floor.

#### **HALLWAY**

With Skylight window, radiator, engineered oak flooring, and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

#### **KITCHEN** 3.2m x 2.5m

Open plan to the Lounge/Diner and fitted with a range of modern white gloss base & wall mounted units with under-cabinet lighting, solid oak work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, induction hob, extractor hood, integrated fridge/freezer, dishwasher & washing machine, original timber lined ceiling, and engineered oak flooring.





**LOUNGE/DINER** 5.9m x 5.4m (plus turret)

Open plan to the Kitchen, with 6 radiators, decorative marble fireplace, corner turret with 5 windows & panoramic views of Oban Harbour and the Sound of Kerrera, further window to the side elevation, cupola with skylights, original timber lined walls/ceiling, fitted carpet, and large storage cupboard (2.5m x 1m) housing the oil-fired boiler.

**BEDROOM ONE** 5.3m x 4.3m (max)

With windows to the side & rear elevations, 2 radiators, tiled alcove with freestanding bath & heated towel rail, decorative ceiling corning, large freestanding wardrobe, fitted carpet, and door leading to the Office.

**OFFICE** 1.8m x 1.75m

With window to the side elevation, radiator, wall-mounted shelving, fitted desk, tiled flooring, and access to the Loft. The Office was previously an En Suite which could be easily re-instated by the buyer.

**BEDROOM TWO** 4.7m x 2.75m (max)

With 2 windows to the rear elevation, 2 radiators, built-in wardrobe, fitted carpet, and access to the Loft (via Ramsay style ladder).

**SHOWER ROOM** 2.1m x 1.7m

With modern white suite comprising WC & counter-top wash basin, shower enclosure with mixer shower & mosaic tiled shower tray, chrome heated towel rail, natural stone travertine tiles to walls, and tiled flooring with underfloor heating.

**STORE ROOM** 2.65m x 2.45m

Accessed by a staircase within the communal close, with window to the front elevation and shelved recess.



## Apartment H Kilbowie House, 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. Communal oil tank. Drainage to communal waste treatment plant.

**Council Tax:** Band E

**EPC Rating:** C75

**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.

**Proposed Development in Vicinity:** Planning permission 23/02092/PPP.

**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 Argyll Square, follow the signs for the CalMac ferry pier. Continue past the pier and proceed along Gallanach Road for approximately one mile. Turn right into Dungallan Terrace and the entrance to Kilbowie house is immediately on the left.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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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