



Culdrynoch

Polvinister Road | Oban | PA34 5TN

Guide Price £295,000

Fiuran
PROPERTY

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Cuildrynoch is a spacious 5 Bedroom detached House with large garden and detached Garage, located in a rural yet convenient area of Oban.

Special attention is drawn to the following:-

Key Features

- Desirable detached House with 5 Bedrooms
- Sizeable, mature garden surrounding the property
- Quiet cul-de-sac, only 20-minute walk from town centre
- Peaceful setting with easy access to woodland walks
- Porch, Hallway, Kitchen, Lounge, Dining Area
- 5 Bedrooms, Shower Room, WC
- Excellent storage, including large Loft space
- Electric storage heating
- Window coverings & flooring included in sale
- Detached Garage with power & lighting
- Private, off-road parking
- Improvement potential
- No chain



Cuildrynoch is a spacious 5 Bedroom detached House with large garden and detached Garage, located in a rural yet convenient area of Oban.

The ground floor accommodation comprises entrance Porch & Hallway, fitted Kitchen with external door leading to the rear garden, bright & spacious Lounge with Dining Area off, 2 double Bedrooms, and a Shower Room. The first floor offers 3 further double Bedrooms, a WC, and large Store cupboard. There is also a partially floored Loft.

Externally, the mature grounds boast an array of attractive shrubs/trees. In addition to the Garage, the mono-blocked driveway provides off-road parking.

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

APPROACH

Via driveway to the side of the property, and entrance at the front into the Hallway or at the rear into the Kitchen.

PORCH & HALLWAY

With storm doors to the front elevation, internal glazed door, electric storage heater, windows to the front elevation, stairs rising to the first floor, and doors leading to the Kitchen, Lounge, Dining Area, Bedroom One, Bedroom Two, and the Shower Room.

KITCHEN 3.65m x 2.75m

Fitted with a range of base & wall mounted units, worktops, stainless steel sink & drainer, fridge/freezer, washing machine, built-in shelved cupboard, serving hatch to Dining Area, vinyl flooring, window to the rear elevation, and external door leading to the garden.

LOUNGE 5.65m x 4.05m (max)

Open plan to the Dining Area, with Bay window to the side elevation, further dual aspect windows to the front & rear, stone effect fireplace with open fire (not currently in use), electric storage heater, and fitted carpet.

DINING AREA 3.75m x 2.95m (max)

With electric storage heater, under-stair storage cupboard, fitted carpet, and glazed French doors leading to the garden.

BEDROOM ONE 2.65m x 2.4m

With window to the front elevation, wall-mounted electric heater, built-in wardrobes, and fitted carpet.

BEDROOM TWO 3.45m x 2.75m

With window to the side elevation, electric storage heater, and fitted carpet.

SHOWER ROOM 2m x 1.65m

With white suite comprising WC & wash basin, accessible shower enclosure with electric shower, heated towel rail, vinyl flooring, and window to the front elevation.



UPPER LANDING

With window to the rear elevation, carpet on wooden flooring, and doors leading to Bedroom Three, Bedroom Four, Bedroom Five, the WC, and the Store cupboard.

BEDROOM THREE 3.55m x 3.5m (max)

With window to the side elevation, wall-mounted electric fire, and fitted carpet.

BEDROOM FOUR 4.15m x 3.05m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobes, and fitted carpet.

BEDROOM FIVE 3.8m x 3.55m (max)

With window to the side elevation, wall-mounted electric heater, and fitted carpet.

WC 1.7m x 0.85m

With white suite comprising WC & vanity wash basin, vinyl flooring, and window to the rear elevation.

STORE 2.1m x 1.1m

Shelved cupboard housing the hot water cylinders, with access to the Loft and wooden flooring.

DETACHED GARAGE 5.55m x 3m

With up-and-over door to the front elevation, pedestrian door to the side, window to the side, power, and lighting.

GARDEN

The sizeable, sloped garden surrounds the property and is mainly laid to lawn with a variety of attractive shrubs/trees. There are various pathways and steps leading to different areas of the garden, and a mono-blocked driveway in front of the Garage.



Cuildrynoch, 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, and drainage. Hot water system currently inoperable.

Council Tax: Band F

EPC Rating: E45

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, public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

Travelling through Oban town centre, at the Parish Church where Soroba Road meets Combie St, take the turning signposted towards Glencruitten Golf Course, then take a left onto Polvinister Road before reaching the Golf Course. Follow the road up the hill and veer to the left at the top, then take a right just after the pond. Cuidrynoch is on the right 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.

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).

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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