



Apartment E, Kilbowie House

Gallanach Road | Oban | PA34 4PE

Guide Price £275,000

Fiuran
PROPERTY

Apartment E, Kilbowie House

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Apartment E, Kilbowie House is a superb first floor Apartment with 2 Bedrooms and delightful private Terrace, 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 first floor Apartment in stunning location
- Outskirts of Oban, with views across the Sound of Kerrera
- Hallway, open-plan Lounge/Diner/Kitchen
- 2 double Bedrooms, Shower Room
- Private outdoor Terrace accessed from Lounge area
- Oil central heating & multi-fuel stove
- Electric underfloor heating to Shower Room
- Original features including decorative cornicing & window shutters
- Modern features including ceiling downlights & oak flooring
- Geko secondary glazing (double glazing to second Bedroom)
- Some items of furniture available under separate negotiation
- Secure entry system & communal lift
- Factoring service provided for a quarterly fee
- Communal gardens surrounding building
- Private, allocated parking space & further visitors parking
- Well laid out, comfortable & easy-to-manage property



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The accommodation comprises entrance Hallway, bright Lounge/Diner/Kitchen with panoramic views across the Sound of Kerrera, multi-fuel stove & modern fitted kitchen units, 2 double Bedrooms (one with built-in wardrobes), and modern Shower Room with underfloor heating. There is also an exclusive private Terrace, only accessed by this property.

Kilbowie House is an imposing Scottish Baronial L-plan country residence built in red sandstone. Following its renovation, all apartments within the building have 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.

Apartment E is well laid out and practically designed for modern living, whilst 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 or stairs leading to Apartment E on the 1st floor.

HALLWAY

With radiator, engineered oak flooring, storage cupboard (housing the electric meter), and doors leading to all rooms.



LOUNGE/DINER/KITCHEN 6.4m x 5.25m (max)

With Bay window with functioning shutters & blinds to the front elevation, further window to the side with curtains & blinds, 4 radiators, multi-fuel stove, built-in press, shelving unit, engineered oak flooring, and external door leading to the outdoor Terrace. Kitchen area fitted with a range of modern white gloss base & wall mounted units with under-cabinet lighting, solid oak work surfaces, stainless sink & drainer, tiled splash backs, extractor hood, built-in electric oven, and induction hob. Washing machine & fridge included (working, but with no guarantees).

BEDROOM ONE 3.15m x 2.9m

With window to the front elevation with functioning shutters, radiator, built-in mirrored wardrobes, and fitted carpet.

BEDROOM TWO 3.15m x 2.4m

With double glazed window to the front elevation, radiator, wall-mounted box shelves, and engineered oak flooring.

SHOWER ROOM 2.6m x 1.85m (max)

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

TERRACE

Exclusive access to the only Terrace in the building, boasting a sunny aspect and spectacular views.



Apartment E 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 D

EPC Rating: B82

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).

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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