



Dreva Mhor

Ganavan | Oban | PA34 5TU

Guide Price £425,000

Fiuran
PROPERTY

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Dreva Mhor is an impressive and generously proportioned five-Bedroom detached Home, set within a beautifully landscaped mature garden featuring over 2,000 plant varieties. Offering improvement potential and enjoying an elevated position with stunning sea views, this unique property offers both space and serenity in an idyllic setting.

Special attention is drawn to the following:-

Key Features

- Spacious detached House with 5 Bedrooms
- Sea views towards Lismore & Sound of Mull
- Beautiful mature garden extending to over half an acre
- Quiet neighbourhood, only 20-minute walk from town centre
- Hallway, Kitchen, Dining Area, Lounge, Utility Room
- 5 Bedrooms, Shower Room, Bathroom, WC
- Excellent storage throughout
- Oil central heating & open fire
- Fully double glazed with window coverings included
- Range of white goods included
- Mature garden extending to over half an acre
- Detached Garage, carport, timber shed & greenhouse
- Private, off-road parking for several vehicles
- Improvement potential & no chain



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The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, fitted Kitchen with opening to the Dining Area, bright & spacious Lounge with open fire, Conservatory with impressive views, 2 double Bedrooms, Shower Room, Utility Room, and ground floor WC.

The first floor offers 3 further Bedrooms off the upper landing (all with great storage), and a family Bathroom.

Externally, the property features a detached Garage, carport, garden shed, and greenhouse. A picturesque burn meanders through the mature garden, which extends to over half an acre and is beautifully stocked with a wide variety of ornamental shrubs and established trees. To the rear, there is ample private parking for several vehicles.

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

APPROACH

Via gated entrance into the private parking area to the rear. Doors lead into the entrance Hallway and Utility Room to the rear of the property.

HALLWAY 3.4m x 3.4m

With wooden stairs rising to the first floor, window to the rear, radiator, fitted carpet, opening to the Lounge, and doors leading to the Utility Room, Shower Room, and 2 Bedrooms.

KITCHEN 3.35m x 3.05m

Fitted with a range of wooden base & wall mounted units, worktops, breakfast bar, sink & drainer, tiled splash-backs, electric cooker, fridge/freezer, window to the side elevation, opening to the Dining Area, and door leading to the Utility Room.

DINING AREA 3.8m x 3.05m

Open-plan to the Lounge, with windows to the front & side elevations, wall-mounted units, 2 radiators, and fitted carpet.



LOUNGE 5.15m x 3.8m

With fireplace & open fire, fitted shelving units, radiator, fitted carpet, and windows & French doors leading to the Conservatory.

CONSERVATORY 4.2m x 3.85m

With glazing to all elevations & the roof, tiled flooring, and glazed French doors leading to the garden.

BEDROOM ONE 3.8m x 3.2m

With windows to the front & side elevations, radiator, built-in wardrobe, and fitted carpet.

BEDROOM TWO 4.25m x 3.4m

With windows to the side & rear elevations, radiator, fitted wardrobes & vanity desk, and fitted carpet.

SHOWER ROOM 2.95m x 1.95m (max)

With white suite comprising WC & vanity wash basin, accessible shower enclosure with Respatex style wall panelling & electric shower, heated towel rail, resin flooring, and window to the front elevation.

UTILITY ROOM 3.35m x 2.65m (max)

Fitted with a range of wooden base & wall mounted units, Belfast sink, washing machine, oil-fired boiler, cloak area, vinyl flooring, window to the rear, and door leading to the WC.

WC 1.65m x 0.85m

With WC, vinyl flooring, and window to the rear elevation.



UPPER LANDING

With fitted carpet, and doors leading to all upstairs Bedrooms and the Bathroom.

BEDROOM THREE 3.85m x 3.7m

With window to the side elevation, radiator, built-in storage, fitted carpet, and opening to Bedroom Four.

BEDROOM FOUR 3.05m x 2.45m

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

BEDROOM FIVE 4.45m x 4.3m

With window to the side elevation, radiator, built-in wardrobes, and fitted carpet.

BATHROOM 2.45m x 2.25m

With white suite comprising bath with electric shower over, WC & vanity wash basin, chrome heated towel rail, fitted carpet, and window to the front elevation.

GARDEN

Surrounding the property, the stunning mature landscaped garden extends to 0.64 acres and offers a true horticultural haven. Featured on *The Beechgrove Garden* (1991) and *Gardeners' World* (1996), the garden showcases an impressive collection of over 2,000 plants and trees, with a charming burn running through the grounds. Outdoor features include a patio area to the front, private parking for several vehicles to the rear, and a range of useful outbuildings: a detached garage with power and lighting, carport, timber garden shed (also with power and lighting), and a greenhouse.



Dreva Mhor, 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. Oil tank. Drainage to septic tank.

Council Tax: Band G

EPC Rating: F29

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

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. Continue on this road for approximately 3 miles. Take a right before reaching Ganavan Sands. Go up the small hill and veer to the right. Dreva Mhor 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.

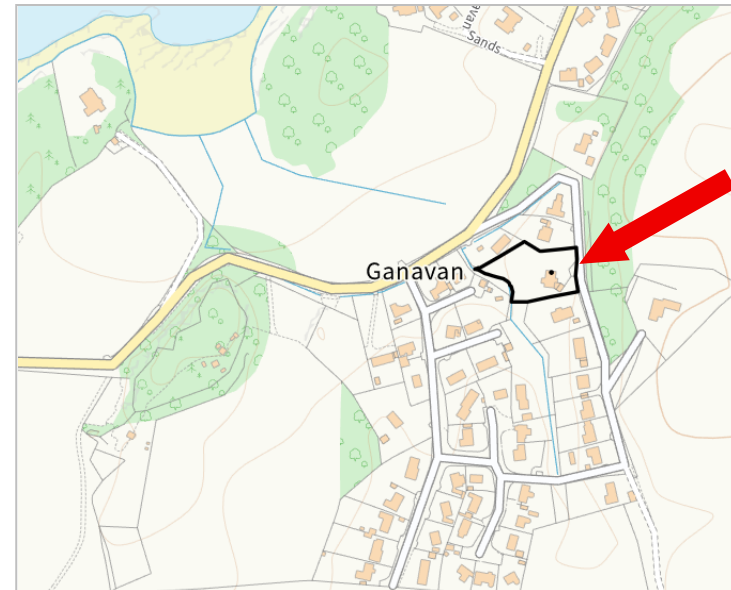
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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