



Askernish

Ardconnel Road | Oban | PA34 5DW

Guide Price £475,000

Fiuran
PROPERTY

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Askernish is a beautifully restored stone-built detached Villa with 5 Bedrooms and private parking, which has been extensively upgraded by the current owner. With breath-taking views across Oban Bay & only a short walking distance from Oban town centre, it is immaculately presented both inside & out, and would make a wonderful family home.

Key Features

- Stunning 5 Bedroom stone-built Villa
- Elevated position, close to McCaig's Tower
- Immaculately presented throughout
- Wonderful views of Oban Bay towards Kerrera/Mull
- Kitchen/Diner, Utility Room, Lounge, Dining Room
- 5 Bedrooms, Shower Room, Bathroom, Porch
- Easily accessed, floored Loft space
- Gas central heating throughout
- Fully double glazed, with Bay windows to front
- Curtains & range of appliances included in sale
- Decorative cornicing, wooden doors & architraves
- Modern features, including striking fitted Kitchen
- Tastefully decorated throughout
- Beautifully maintained, private garden with patio
- Private parking & further free on-street parking
- Short walk to Oban town centre



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The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the middle landing & first floor, modern fitted Kitchen/Diner with a range of appliances & feature lighting, Utility Room with door leading to the rear garden, spacious Lounge with marble & cast iron fireplace, Dining Room also with fireplace, and ground floor Bedroom. There is a spacious family Bathroom with free-standing bath on the middle landing. The first floor accommodation offers 4 further double Bedrooms and Shower Room. There is also a substantial, floored Loft space with roof lights.

In addition to many original features including decorative cornicing & wooden doors, the property also benefits from gas central heating & double glazing throughout. All curtains have been made-to-measure & are included in the sale.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private parking at the front of the property, and through entrance door at the front into Porch or at the rear into Utility Room.

GROUND FLOOR: PORCH

With tiled flooring, and decorative glazed door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, 2 radiators, fitted carpet, and doors leading to the Kitchen/Diner, Lounge, Dining Room & Bedroom One.

KITCHEN/DINER 3.65m x 3.25m

Fitted with a range of modern base & wall mounted units, complementary Quartz worktops over, centre island with breakfast bar, stainless steel sink & drainer, mosaic tiled splash-backs, built-in electric oven, gas hob, stainless steel cooker hood, integrated dish-washer & fridge/freezer, under-cabinet lighting, plinth lights, LED ceiling lighting, radiator, tiled flooring, window to the rear elevation, under-stair storage cupboard, and door leading to the Utility Room.



UTILITY ROOM 2.35m x 2.3m

With Quartz laminate worktop, space for appliances below, mosaic tiled upstand, tiled flooring, window to the rear elevation, and door leading to the rear garden.

LOUNGE 5.15m x 3.75m (max)

With Bay window to the front elevation, radiator, attractive marble & cast iron fireplace, decorative coving, and fitted carpet.

DINING ROOM 5.15m x 3.95m (max)

With Bay window to the front elevation, radiator, attractive marble & cast iron fireplace, shelved recess, decorative coving, and fitted carpet.

BEDROOM ONE 3.35m x 3.25m

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

MIDDLE LANDING: BATHROOM 3.5m x 2.6m (max)

With classic white suite comprising free-standing bath, WC & wash basin, shower enclosure with mixer shower, partially tiled walls, tiled flooring, radiator, ceiling spotlights, and windows to the rear & side elevations.

FIRST FLOOR: UPPER LANDING

With Velux window to the rear elevation, fitted carpet, built-in cupboard with access to the Loft, and doors leading to the Shower Room and Bedrooms Two, Three, Four & Five.



SHOWER ROOM 2.75m x 2.15m (max)

With classic white suite comprising WC & wash basin, shower enclosure with tiled walls, tiled flooring, radiator, and window to the front elevation.

BEDROOM TWO 3.95m x 3.7m

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

BEDROOM THREE 3.95m x 3.35m

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

BEDROOM FOUR 3.35m x 3.25m

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

BEDROOM FIVE 3.7m x 3.3m

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

GARDEN

The enclosed & private rear garden is mainly laid to grass with patio area, drying green, and attractive shrubs/trees. There is an integral external store to the rear of the property, and paved area with steps leading to the upper rear garden. There is also a small front garden laid to lawn & mono-blocked driveway to the side of the property.



Askernish, 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 F

EPC Rating: D61

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Askernish is on the left hand side 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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