



Dunadd

17 Barran | Kilmore | PA34 4XR

Guide Price £245,000

Fiuran
PROPERTY

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Dunadd is a beautifully presented 3 Bedroom semi-detached Bungalow with a detached garage, situated in the highly sought-after Barran Estate in Kilmore. Set within well maintained and mostly enclosed garden grounds, the property also benefits from a Conservatory and charming Summer House.

Special attention is drawn to the following:

KEY FEATURES

- Modern 3 Bedroom semi-detached Bungalow
- Located in sought after estate near Oban
- Hallway, Kitchen, Lounge, Conservatory
- 3 double Bedrooms, Bathroom
- Detached Garage with power & lighting
- Excellent storage, including large Loft
- Electric heating & double glazing throughout
- Multi-fuel stove in Lounge
- White goods, window coverings & flooring included
- Beautifully maintained garden grounds
- Large patio areas & Summer House
- Private parking for several vehicles
- Regular bus service directly outside property



Dunadd is a beautifully presented 3 Bedroom semi-detached Bungalow with a detached garage, situated in the highly sought-after Barran Estate in Kilmore. Set within well maintained and mostly enclosed garden grounds, the property also benefits from a Conservatory and charming Summer House.

The accommodation comprises modern fitted Kitchen/Diner with a range of white goods, Hallway, bright & spacious Lounge with multi-fuel stove, 3 double Bedrooms (one currently being used as a Dining Room), contemporary family Bathroom, and a Conservatory. There is also a large Loft with lighting & ladder.

This highly desirable property benefits from electric heating, full double glazing, and excellent storage throughout. The attractive, well-maintained garden also features a delightful Summer House, offering an ideal space for relaxation or entertaining.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via private driveway/parking area to the side of the property, and entrance at the rear into the Kitchen or at the side into the Conservatory.

KITCHEN/DINER 3.85m x 2.5m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, sink & drainer, Respatex style splash-backs, electric cooker, extractor hood, integrated dishwasher, tall fridge/freezer, washing machine, wood effect flooring, windows to the rear & side elevations, and door leading to the rear garden.

HALLWAY

With wall-mounted Rointe heater, 3 built-in shelved cupboards (one housing the hot water cylinder), wood effect flooring, access to the Loft, and doors leading to all rooms.

LOUNGE 4.9m x 4.1m

With window to the front elevation, multi-fuel stove, ceiling downlights, shelved cupboard, and fitted carpet.



BEDROOM ONE 4.35m x 2.85m (max)

With window to the rear elevation, built-in wardrobe, fitted bedroom furniture (wardrobe, cupboard & dresser), and fitted carpet.

BEDROOM TWO 3.6m x 2.7m (max)

With window to the front elevation, built-in wardrobe, and fitted carpet.

BEDROOM THREE 3.1m x 2.5m (max)

Currently used as a Dining Room, with window to the rear elevation, shelved recess with storage unit, and wood effect flooring.

BATHROOM 2.5m x 1.5m

With modern white suite comprising bath with electric shower over, WC & wall-mounted vanity wash basin, chrome heated towel rail, ceiling downlights, tiled walls, tiled floor, and window to the side elevation.

LOFT

Large storage space with lighting and loft ladder.



CONSERVATORY 2.75m x 2.55m

With windows to all elevations, polycarbonate roof sheets, wall-mounted electric heater, ceiling fan, wood effect flooring, and French doors leading to the garden.

GARAGE 5.75m x 3.45m

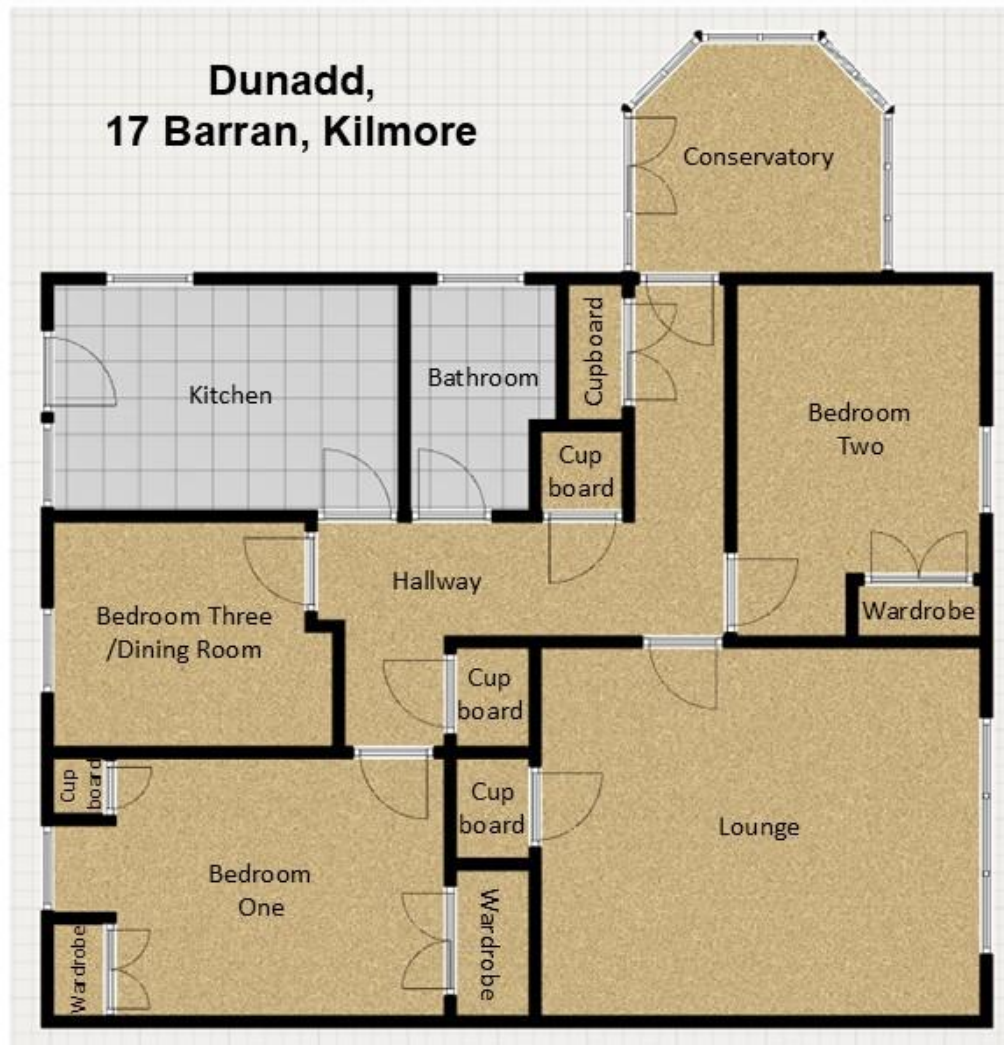
With garage door, pedestrian door, window, power, lighting, and replacement roof.

GARDEN

The property boasts beautifully maintained, mostly enclosed gardens, predominantly laid to lawn and enhanced by a variety of mature shrubs and trees. The rear garden features an attractive patio and seating area, perfect for outdoor entertaining, while an additional side patio - accessed directly from the conservatory - offers further outdoor living space. A charming Summer House adds to the appeal. A gravelled driveway provides private parking for several vehicles.



**Dunadd,
17 Barran, Kilmore**



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.

Council Tax: Band D

EPC Rating: E50

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

The community of Kilmore is situated some 5 miles south of the principal West Highland town of Oban, where there are schools, a hospital, supermarkets and GP practices. It is a transport hub with ferry links to the islands, a railway station with links to Glasgow and beyond, and a bus station, all conveniently located in the centre of Oban. There is a bus stop directly outside Dunadd, with a regular bus service.

DIRECTIONS

Proceed south out of Oban on the A816 towards Lochgilphead and continue for approximately 4 miles until arriving in Kilmore. Turn left at the signpost for Barran, and carry on straight ahead until reaching a further signpost for Barran. At this signpost, turn right. Carry on straight ahead, then take a left. Dunadd is on the 6th house on the right.

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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