



Burnside

Glencruitten | Oban | PA34 4QB

Guide Price £395,000

Fiuran
PROPERTY

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Burnside is a beautifully renovated detached property situated beside the railway, offering a stylish and spacious 5 Bedroom Home including a self-contained 1 Bedroom Annex. Set within well-maintained garden grounds with ample private parking, this versatile property is ideally located within walking distance of Oban town centre.

Special attention is drawn to the following:-

Key Features

- Modern detached property with self-contained Annex
- Elevated railway side position, close to Oban golf course
- Renovated throughout to a high standard
- Annex with Kitchen/Diner, Lounge, Bedroom & Shower Room
- 4 further Bedrooms, 2 En Suite Shower Rooms, family Bathroom
- Hallway, Kitchen/Diner, Utility Room, Lounge with balcony
- Double glazing & oil central heating throughout
- Fireplace with open fire in Lounge
- White goods, window coverings & flooring included
- Garden with patio areas, lawns & small burn
- Timber shed with power, log stores & drying green
- Ample private parking within grounds
- Within walking distance of Oban town centre
- En Suite rooms & Annex currently run as successful holiday rentals
- Fantastic income potential
- No chain



Burnside is a beautifully renovated detached property situated beside the railway, offering a stylish and spacious 5 Bedroom Home including a self-contained 1 Bedroom Annex. Set within well-maintained garden grounds with ample private parking, this versatile property is ideally located within walking distance of Oban town centre.

The ground floor accommodation comprises an Annex with open-plan Lounge/Kitchen/Diner, double Bedroom, and contemporary Shower Room. There is a further double Bedroom with large store cupboard located on the ground floor, and Hall with stairs rising to the first floor.

The first floor boasts a spacious entrance Hallway with stairs rising to the second floor, bright Lounge with glazed door to a decked balcony & fireplace with open fire, modern fitted Kitchen/Diner with a range of white goods included, Utility Room, double Bedroom with En Suite Shower Room, and a family Bathroom.

The second floor offers a sizeable landing with excellent storage, a large double Bedroom with En Suite Shower Room and built-in wardrobe, and a further double Bedroom.

The property benefits from oil-fired central heating and full double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the well-maintained garden offers ample private parking for multiple vehicles.

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

APPROACH

Via private parking to the front & side of the property, and entrance at the side into the Annex or up steps at the front into the Hallway on the first floor.

GROUND FLOOR:

ANNEX: LOUNGE/KITCHEN/DINER 5.8m x 3.45m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces & breakfast bar, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, windows to the front & side elevations, 2 wall-mounted electric Rointe heaters, wood effect flooring, door leading to the Annex Bedroom, and opening to the Inner Hall.

ANNEX: BEDROOM ONE 3.2m x 2.35m

With windows to the rear & side elevations, wall-mounted electric heater, built-in wardrobe, and fitted carpet.

ANNEX: INNER HALL

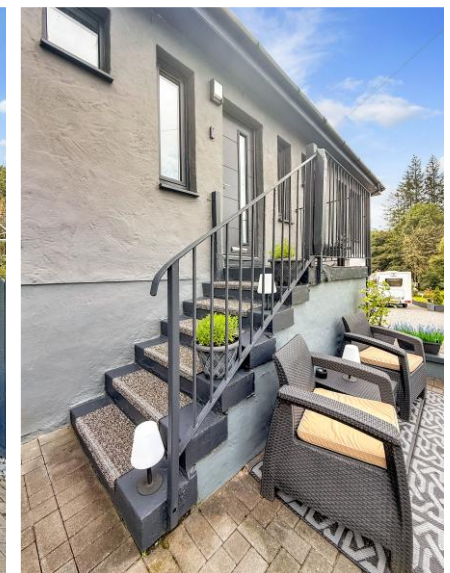
With built-in storage cupboard, vinyl flooring, and doors leading to the Shower Room and Hall.

ANNEX: SHOWER ROOM 2.4m x 2.3m

Fitted with a modern white suite comprising WC & vanity wash basin, large shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, ceiling downlights, LVT flooring, and window to the rear elevation.

ANNEX: HALL

With stairs rising to the first floor, under-stair storage cupboard, fitted carpet, and door leading to Bedroom Two.



BEDROOM TWO 5.25m x 5.1m (max)

With window to the side elevation, radiator, fitted carpet, and large store cupboard (housing the hot water tank).

FIRST FLOOR: HALLWAY

With stairs rising to the second floor, windows to the front elevation, radiator, fitted carpet, and doors leading to the Lounge, Kitchen/Diner, Bedroom Three, and the Bathroom.

LOUNGE 6.05m x 3.15m (max)

With windows to the front & side elevations, 2 radiators, fireplace with open fire, fitted carpet, and glazed door leading to the decked balcony.

KITCHEN/DINER 4.65m x 3.05m

Fitted with a range of modern base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, extractor hood, American style fridge/freezer with water dispenser, dishwasher, 2 washing machines, radiator, vinyl flooring, windows to the rear elevation and Hallway, and door leading to the Utility Room.

UTILITY ROOM 1.95m x 1.2m

With coat hooks, fitted carpet, and external door leading to the rear garden.

BEDROOM THREE 3.95m x 2.65m

With windows to the front & side elevations, radiator, fitted carpet, and door leading to the En Suite Shower Room.

BEDROOM THREE EN SUITE 1.95m x 1.85m

Fitted with a white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, LVT flooring, and window to the rear elevation.



BATHROOM 2.1m x 1.95m

Fitted with a white suite comprising bath with mixer shower over, WC & wash basin, radiator, partially tiled walls, LVT flooring, and window to the rear elevation.

SECOND FLOOR: UPPER LANDING

With Velux style windows to the front & rear elevations, built-in storage cupboard, fitted carpet, access to the Loft, and doors leading to Bedrooms Four and Five.

BEDROOM FOUR 3.5m x 3.3m

With windows to the side elevation, Velux style windows to the front & rear elevations, radiator, built-in wardrobe, eaves storage, and door leading to the En Suite.

BEDROOM FOUR EN SUITE 1.95m x 1.9m

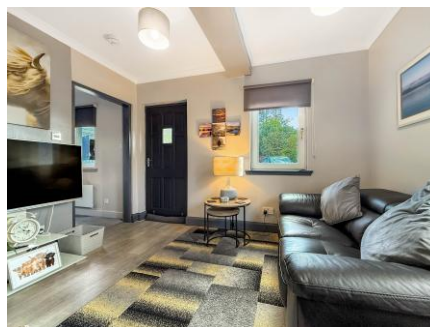
Fitted with a white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, partially tiled walls, and vinyl flooring.

BEDROOM FIVE 3.85m x 2.55m

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

GARDEN

The property is surrounded by attractive garden grounds, featuring a combination of mono-block paving, decorative stone chips, and lawned areas. A timber-built, decked balcony extends from the first floor, providing an elevated outdoor seating space. Within the grounds, there is a timber shed with power supply, along with log stores and a dedicated drying green, providing practical outdoor storage and utility space. Off-street parking is available via a private driveway, while the boundaries are partially enclosed with post and wire fencing. A charming burn runs across the edge of the garden, adding to the property's natural appeal.



Burnside, 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 and electricity. Oil tank. Drainage to private septic tank.

Council Tax: Band F

EPC Rating: D66

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, a 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 Street, take the turning signposted towards Glencruitten Golf Course. Follow this road for around 3/4 mile. Pass the golf course on the right, then take a sharp left. Burnside is on the right before reaching the railway bridge, 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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