



BRACKER | POLVINSTER ROAD | OBAN | PA34 5TN

GUIDE PRICE: £380,000

Enjoying an elevated position, with views stretching across the surrounding countryside, Bracker forms a desirable detached dwellinghouse, set in generous garden grounds, with private off-street parking. Situated near the centre of Oban, the property is ideally placed to take full advantage of the town's facilities and amenities, whilst enjoying an idyllic private location. Bracker enjoys deceptively spacious accommodation, conveniently arranged over one level and benefits from double glazing and electric heating. In very good order throughout and well maintained, the bright lounge with patio doors on to the front patio and garden is a most attractive feature, whilst three of the bedrooms include en-suite shower rooms. Due to the size and location, this flexible property would make a fantastic family home or excellent guest house as previously used, whilst the charming garden grounds, patio areas and useful cellar workshop, all further enhance the property.

Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.

- Substantial Detached Dwellinghouse
- Elevated Location with Countryside Views
- Lounge with Patio Doors & Guest Sitting Room/7th Bedroom
- Kitchen & Utility Room
- Dining Room
- 5 Bedrooms (3 En-Suite Shower Rooms)
- Study/6th Bedroom
- Bathroom & Cloakroom
- Double Glazing & Electric Heating
- Generous Garden Grounds & Private Parking
- Cellar Workshop
- EPC Rating: D 55

MacPhee & Partners, Airds House, An Aird
 Fort William, PH33 6BL
 01397 70 2200 :: property@macphee.co.uk :: www.macphee.co.uk





Accommodation

Entrance Hallway 7.6m x 4.6m

L-shaped, with frosted glazed entrance door and frosted glazed side panel. Three built-in cupboards and hatch to loft. Doors to lounge, dining room, sitting room and en-suite bedrooms.

Lounge 5.4m x 3.4m

With patio doors to front patio and garden. Feature fireplace with electric insert. Door to inner hallway.

Inner Hallway 4.9m x 3.3m

T-shaped, with doors to bedrooms, bathroom, cloakroom, study and kitchen.

Bathroom 3.5m x 1.7m

Fitted with modern white suite of WC, wash hand basin, bath and fully wet-walled shower cubicle, with Heatstore shower. Tiled splashback. Door to utility room.

Utility Room 2.4m x 1.8m

With fitted shelving.

Bedroom 3.1m x 2.6m

With window to side. Built-in wardrobes, with sliding doors.

Cloakroom 1.3m x 1.0m

Fitted with white suite of WC and wash hand basin. Tiled splashback.

Bedroom 3.5m x 2.3m

With window to rear.

Study (6th Bedroom) 3.5m x 2.3m

With window to rear.

Kitchen 4.5m x 2.5m

With window to side and rear. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Integral double oven. Electric hob with stainless steel extractor hood over. Plumbing for washing machine. Tiled splashback. Tiled laminate flooring. Frosted glazed door to rear garden and parking area.

Inner Hallway 2.1m x 1.1m

With window to rear. Laminate flooring. Fitted with beech effect kitchen units, offset with granite effect work surface. Open to dining room.

Dining Room 3.2m x 2.6m

Laminate flooring. Door to entrance hallway.

Sitting Room (7th Bedroom) 3.3m x 3.0m

With window to rear.

Bedroom 3.3m x 2.9m

With window to front. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.0m x 1.3m

With frosted window to front. Fitted with white suite of WC,

wash hand basin and fully tiled shower cubicle, with Triton shower.

Bedroom 3.8m x 2.8m

With windows to front and side. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.7m x 1.1m

Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with Mira shower. Wet-walled splashback.

Bedroom 3.8m x 3.2m

Slightly L-shaped, with windows to side and rear. Built-in cupboard. Door to en-suite shower room.

En-Suite Shower Room 1.7m x 1.2m

Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with electric shower.

Garden

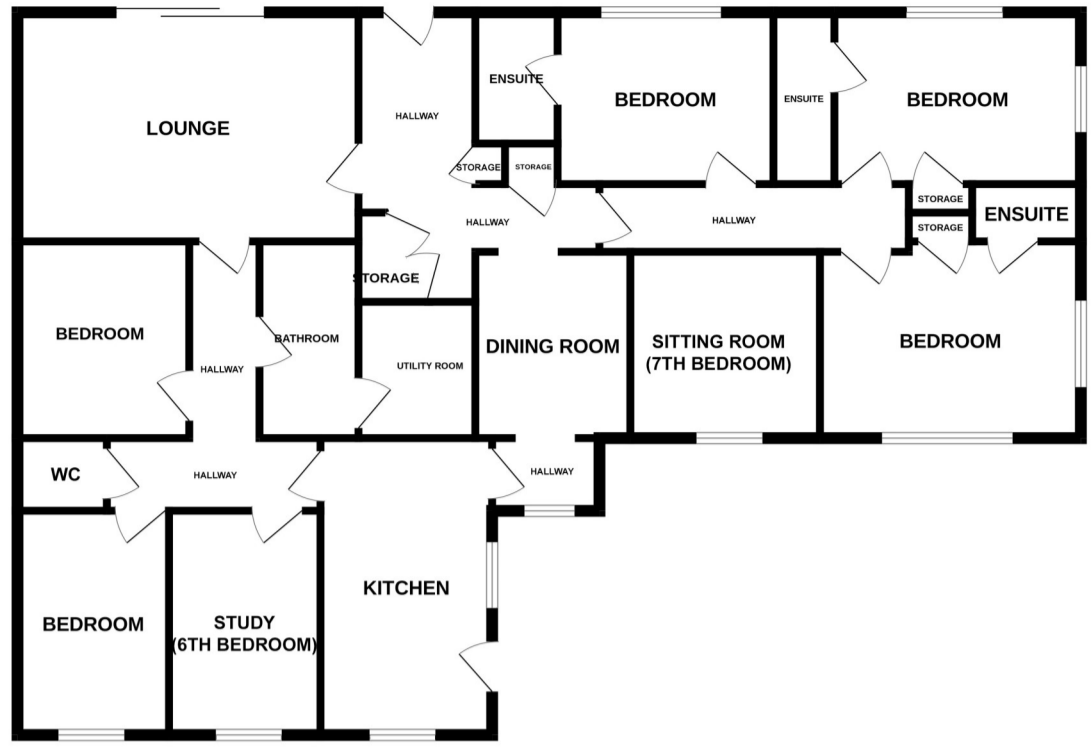
The property is approached by a shared access road, leading to a private tarmac driveway and parking area. The well maintained grounds feature paved patio areas and are laid to lawn, offset with mature trees, shrubs, bushes and seasonal planting. A cellar work shop (6.8m x 3.8m) below the property has light and power.



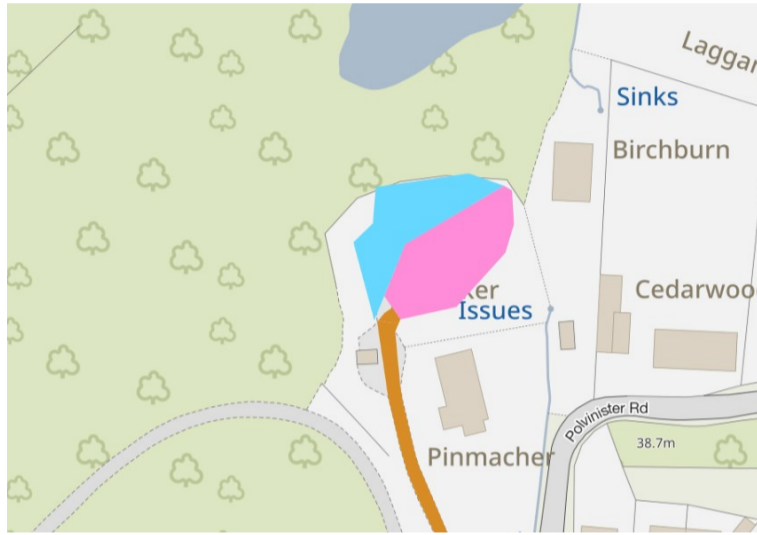




Floor Plan



Title Plan



Travel Directions

Arriving in Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Take the first left and continue on the A816 through the traffic lights on to Combie Street. Continue straight ahead, turning left on to Glencruitten Road at The Church of Scotland. Follow the road ahead and turn left on to Polvinster Road where signposted. Continue up the hill, taking the first road on the left. Bracker is located directly ahead at the end of this road.

Title Plan

The blue and pink shading indicate the area for sale, whilst the brown shaded area indicates the access driveway.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.