



ARDROY | GLENMORE ROAD | OBAN | PA34 4PG

GUIDE PRICE: £680,000

Situated in an enviable position on Glenmore Road, this immaculately presented detached property offers the perfect blend of coastal views, stylish modern living, and privacy - all within walking distance of Oban town centre. Lovingly modernised and extended by the current owners, Ardroy is in exceptional condition throughout and has been thoughtfully designed to make the most of its breath-taking outlook, across Oban Bay to the Isle of Kerrera and beyond to Dunollie Castle. Internally, the accommodation is warm and welcoming, with both the main lounge and sitting room featuring wood-burning stoves. A bright and airy sun room captures the stunning views year-round, whilst the modern kitchen/diner is fitted with high-end appliances, perfect for everyday living and entertaining alike. The accommodation also includes a formal dining room, a well-equipped utility room, and five generous bedrooms, two of which include en-suite shower rooms, and a family bathroom. The property benefits from electric heating, double glazing, and a FIT-registered solar PV system, enhancing energy efficiency. This is a rare opportunity to acquire a beautifully upgraded home in a sought-after location—offering space, style, and some of the most captivating views the area has to offer.

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.

- Striking Detached Property
- Superb Elevated Location with Stunning Sea Views
- In Immaculate Order & Beautifully Presented
- Lounge & Sitting Room with Wood Burning Stoves
- Sun Room with Stunning Views
- Kitchen/Diner & Utility Room
- Dining Room
- 5 Bedrooms (2 with En-Suite Shower Rooms)
- Family Bathroom
- Double Glazing
- Electric Heating & FIT Solar PV's
- Garden with Garden Sheds & Ample Parking
- EPC Rating: E 46

MacPhee & Partners

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Entrance Sunroom 5.5m x 3.0m

With UPVC entrance door. Glazed windows to front and side. Glazed roof. Windows to lounge and bedroom/study. Karndean flooring. Open to inner vestibule.

Inner Vestibule 1.4m x 1.3m

With door to hallway. Hanging rail. Karndean flooring.

Hallway

With stairs to upper level. Under stair cupboard. Built-in cupboard. Doors to lounge, bedrooms, bathroom and sitting room.

Lounge 5.5m x 4.6m

L-shaped, with Bay window to front with window seat, and window to side. Feature Morso wood burning stove set on slate hearth with oak overmantle. Oak flooring.

Bedroom 3.6m x 3.3m

L-shaped, with window to side. Built-in wardrobe. Open to dressing room.

Dressing Room 2.0m x 1.9m

With window to rear. Two built-in wardrobes. Door to en-suite shower room.

En-Suite Shower Room 1.9m x 1.9m

With window to rear. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Heated towel rail. Tiled walling and flooring.

Bathroom 2.4m x 2.2m

With Velux window to rear. Fitted with modern white suite of WC, wash hand basin and bath with mains shower over. Heated towel rail. Tiled walling and flooring.

Bedroom/Study 4.2m x 3.9m

With Bay window to front and window to side. Fitted shelving. Built-in wardrobe. Oak flooring.

Sitting Room 3.9m x 3.4m

With UPVC glazed door and side panel to side garden. Feature Morso wood burning stove set on slate hearth. Oak flooring. Door to kitchen/diner.

Kitchen/Diner 6.6m x 4.5m

With windows to rear and side. Fitted with modern shaker style, cream coloured kitchen units and island, offset with solid wood work surfaces. Siemens oven. Siemens hob with Siemens extractor fan over. Siemens steam oven. Siemens microwave. Integral fridge. Blanco sink unit. Glass splashback. Built-in cupboard. Oak flooring. Door to rear vestibule.

Rear Vestibule 1.9m x 1.4m

With UPVC door with glazed panels to rear. Fitted cupboards. Oak flooring. Door to dining

room.

Dining Room 4.0m x 3.1m

With windows to front and rear. Glazed UPVC door to front. Oak flooring. Doors to utility room and bedroom.

Utility Room 3.0m x 1.6m

With window to rear. Fitted with white coloured work surfaces. Pine drawer unit and cupboards. Plumbing for washing machine. Bush freezer. Wooden flooring.

Bedroom 3.0m x 3.0m

With window to side. Door to en-suite shower room.

En-Suite Shower Room 2.9m x 2.4m

With window to front. Fitted with modern white suite of WC, wash hand basin set on vanity units and tiled shower cubicle with Mira shower. Heated towel rail. Tiled walling and flooring.

Upper Level

Landing

With Velux window to rear. Doors to bedroom and attic room – floored with lighting.

Bedroom 3.4m x 2.0m

With Velux window to rear.

Bedroom 5.2m x 3.2m

With dormer window to front. Fitted dressing table area. Door to walk-in wardrobe with lighting. Access to eaves. Hatch to loft.

Garden

A sweeping, tarmac driveway leads to the property and provides ample parking. The landscaped garden grounds are a true retreat, with a charming small burn running through and a variety of seating areas from which to enjoy the peaceful surroundings and ever-changing coastal scenery. There is a well maintained lawn, offset with mature shrubs and trees, providing colour and interest. Three garden sheds - one with light and power. Wood store.

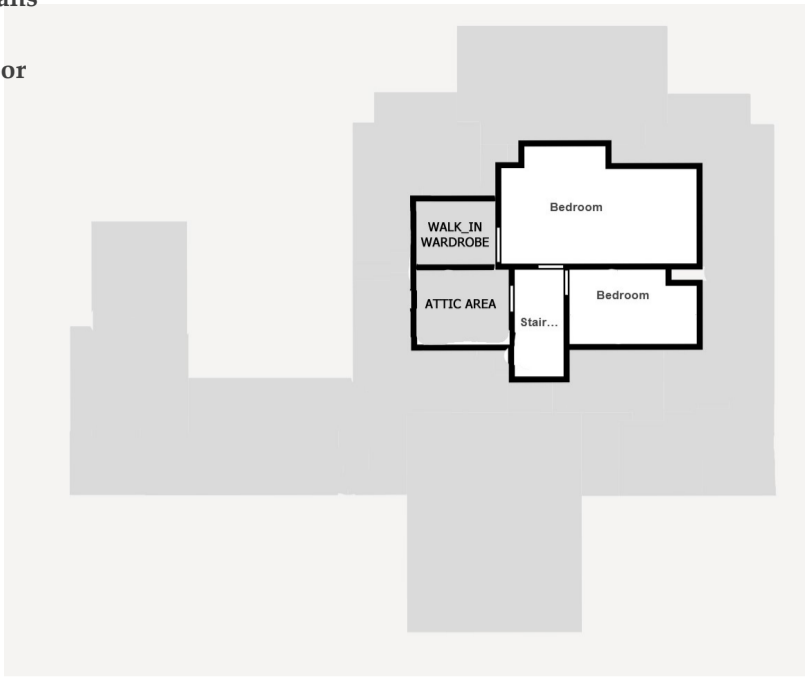
Travel Directions

Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Indicate right where signposted Gallanach, staying in the left hand lane. Proceed round turning left immediately on to Albany Street. Continue ahead, passing the police station and when the road splits, follow the left hand road for the ferry. Bear right where signposted Gallanach and Puffin Dive Centre and continue along Gallanach Road for around half a mile. Turn left on to Glenmore Road and proceed up the hill, Ardroy is the last property on the left hand side, well signposted.

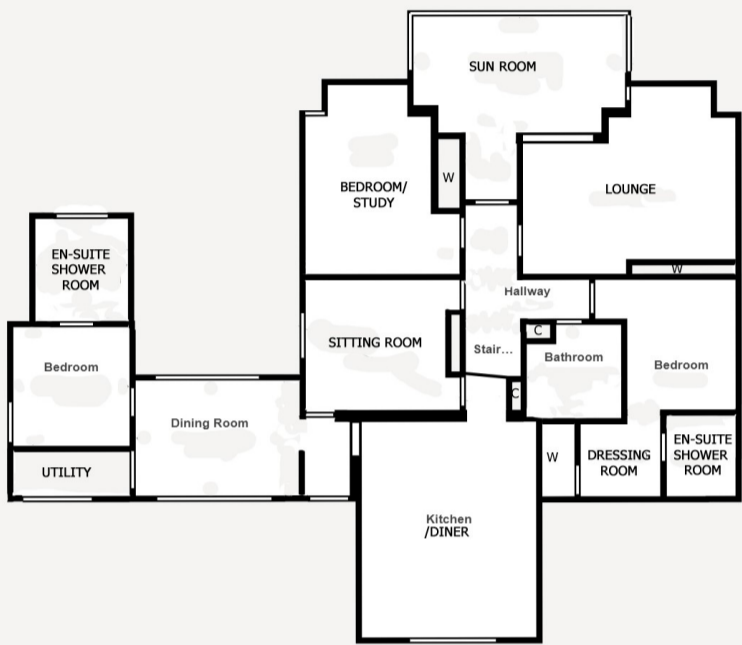


Floor Plans

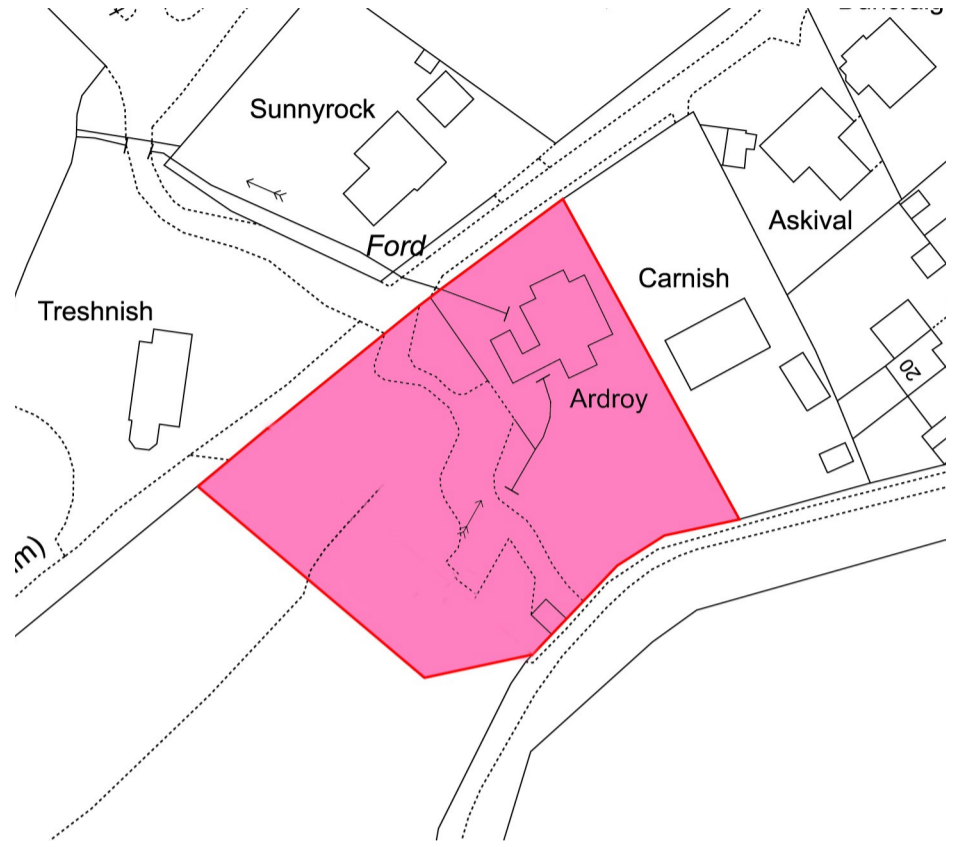
First Floor



Ground Floor



Title Plan



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