

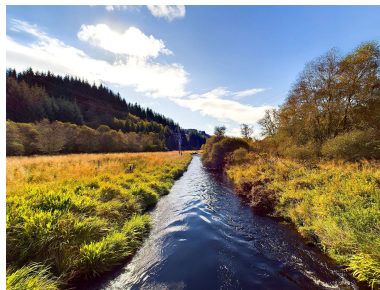


## 3 Bedroom Detached House

Guide Price: £350,000

Blaran Cottage, Blaran, Kilninver, by Oban, Argyll, PA34 4UX

Traditional and extended cottage with a mixture of period features and modern finishes throughout. Extensive 13.9 acres of grounds leading to and alongside the River Oude and a section along the North of the Oude dam with fishing rights. The cottage and land used to be part of the nearby Raera Estate. A perfect property for those seeking semi-rural lifestyle and ideally situated with a 15 mins commute to Oban with all its major amenities. Comprising; Family lounge/diner, breakfasting kitchen, ground floor double bedroom with en suite (jack & jill access), two further double bedrooms and shower room on the first floor. The property further benefits from PV solar panels, double and single glazed sash & case windows, wood burning stove, Fischer electric heating, loft space, good size wrap around enclosed gardens with gated entrance, private driveway for multiple vehicles, French doors to patio & bbq area. Large timber detached workshop/ garage located 200 yards along the track towards the river and additional grounds. Private water system and drainage in place.



  
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#### Front entrance Porch 1.63m x 1.10m/Hallway 1.63m x 0.98m

Double timber doors to front porch with window views to front garden, concrete flooring, pendant lighting, coat hooks and plenty space for outdoor footwear. Glazed door to carpeted inner hallway leading to kitchen, master bedroom one and stairs to first floor accommodation. Cupboard under stairs with ample space for household storage, Fischer heater and pendant lighting.

#### Side entrance porch/hallway 1.98m x 1.14m

Glazed side entrance door to porch with storage shelving and storage cupboard, dirt catcher mat and inner glazed door to hallway. Hallway with carpeted flooring, timber cladding to ceiling, flush ceiling light and storage cupboard. Leads to lower level lounge/diner, shower room and breakfasting kitchen.

#### Breakfasting Kitchen 4.17m x 3.08m

Spacious country style kitchen with delightful frontal views of the gardens and painted timber wall cladding, space for table and chairs. Matching wall and base units with wrought iron handles, various purpose built wall cupboards, tiled splashbacks, wall mounted utensil racks and display shelving throughout. Plenty of worktop space, socket points, Fischer heater, smoke detector, spotlighting and laminate flooring. Space and plumbing for white goods. Large pantry cupboard under stairs.

#### Lounge/Diner 5.55m x 4.38m

Welcoming family room with triple aspect views to front, side and rear gardens. French doors give access to bbq patio area. Lots of room for freestanding lounge furniture and large dining table and chairs. Focal point wood burning stove with stone heart and semi vaulted ceiling make this a cosy inviting space. Carpeted flooring, wall mounted lighting, smoke detector and Fischer heater.

#### Bedroom One 4.15m x 3.22m

Delightful double bedroom with jack and jill en-suite facilities. Ample space for freestanding bedroom furniture, dual aspect garden views to front and rear. Feature spotlighting, socket points and Fischer heater.

#### Shower room (En-suite with Jack & Jill access) 2.67m x 1.96m

Contemporary ground floor shower room with doors to main hallway and master bedroom. Modern three piece suite with large walk in shower enclosure, modern electric shower and glazed sliding doors. Countersunk WHB with vanity storage below and swan neck mixer tap, worktop space and WC. Wall mirror with lighting, electric heated towel rail, Fischer heater, spotlighting, extractor fan, tiled splashbacks and vinyl flooring.

#### First Floor landing 1.67m x 1.15m

Carpeted staircase and white painted banister leading to the first floor with skylight above.

#### Bedroom Two 5.02m x 3.08m

Good sized double bedroom with elevated garden views to front. Carpeted flooring, feature spotlighting, inbuilt cupboard with clothes rails and shelving, Fischer heater, sockets points and space for freestanding bedroom furniture.

#### Bedroom three 4.96m x 3.17m

Good sized double bedroom with elevated garden views to front. Carpeted flooring, feature spotlighting, inbuilt cupboard with clothes rails and shelving, Fischer heater, sockets points and space for freestanding bedroom furniture.

#### Shower room 1.92m x 1.70m

Modern white three piece suite with thermostatic shower within a quadrant enclosure, WC and WHB with vanity unit below. Lots of natural light from skylight above, spotlighting, tiled splashbacks and laminate flooring. Extractor fan, Fischer heater and towel holder.

#### Outside

The property is positioned on a considerable woodland plot with a beautiful trout river nearby. There are substantial cottage garden fenced for pet friendly family life with gated entrance. Mainly laid to lawn, enhanced by a mixture of mature trees and shrub borders. Stone chipped driveway and to the side there is a lovely patio area offering the perfect space for outdoor entertainment or relaxing in this peaceful environment. Large detached garage with pedestrian access down steps to the rear and vehicular access from road with gated entrance below the property. Up and over vehicle door to the front. The garage is of timber construction with power and lighting.

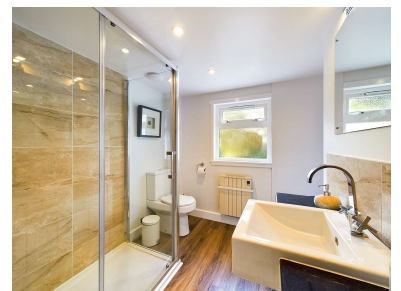
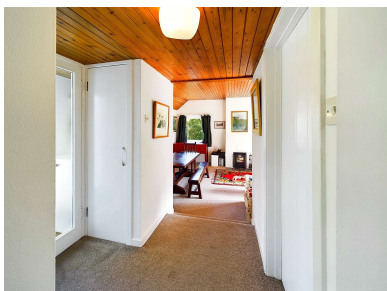
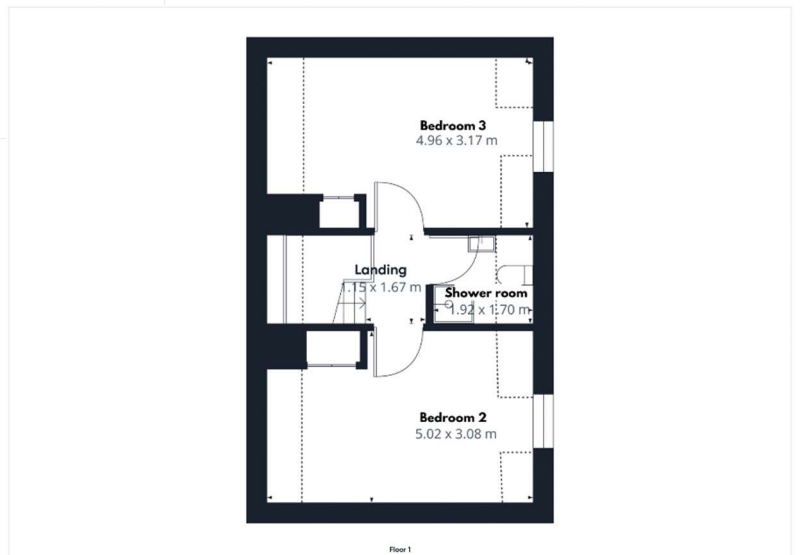
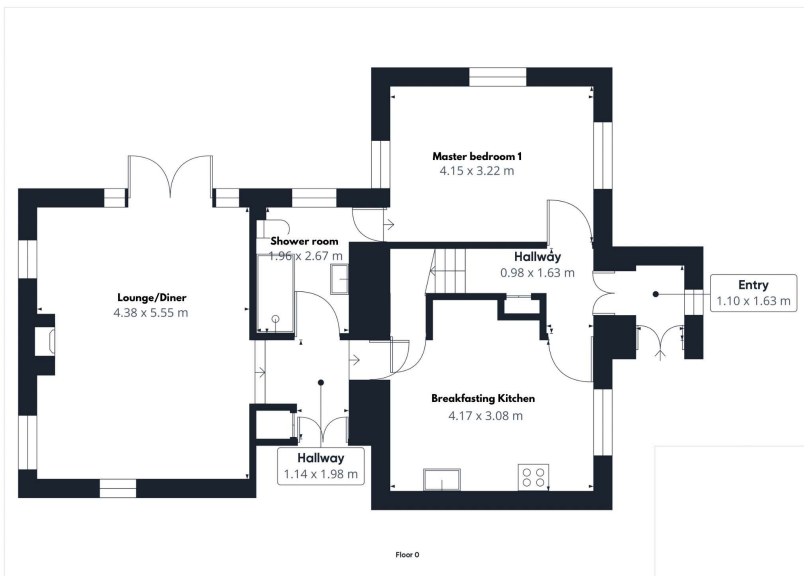
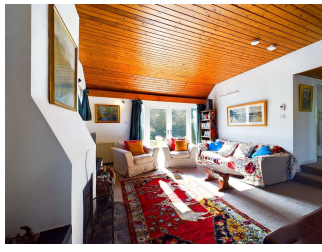
#### Location

Primary schooling is available at Kilninver and Oban has a number of primary schools, a well-respected secondary school as well as a medical centre, hospital and churches of various denominations. A local bus service runs between Oban & Lochgilphead and Oban has a mainline railway station with a service connecting to Glasgow. The Caledonian MacBrayne ferries depart from Oban to many island destinations. The west of Scotland is famed for its scenic sailing, as well as associated chandlery and marina services. Close by is the sheltered sea loch of Loch Feochan which is well known among the sailing community and has always drawn yachts and boating craft to its pretty, sheltered and safe anchorage.

Further to the south is Craobh Haven marina, where a larger, safe water marina was formed by the building of causeways and a large breakwater between a small group of tidal saltwater islands. The marina has been developed from a near perfect natural harbour, with berths for up to 250 craft of all sizes to a maximum length of 33 meters. Craobh marina offers access to a fabulous selection of west coast sea lochs and islands with lots of sheltered anchorages to explore and has a harbourmaster, marina office and chandlers. There are also many opportunities for seal and whale-watching, bird watching and diving opportunities in the surrounding waters. The local inland countryside provides an abundance of outdoor and sporting activities including hill walking and mountain biking, and there are many small, well-stocked hill lochs for trout fishing plus some spate streams for salmon and sea-trout. Oban and surrounding sheltered sea lochs provide excellent and abundant sea-fishing plus sailing access to the west coast, inner and outer Hebrides all of which is widely recognised by yachtsmen and women the world over as some of the most scenic and testing sailing available. Wildlife abounds the glen with frequent sightings of Red deer, (spectacular in the rut in October) pine martins, golden and sea eagles to name but a few.

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