



3 Bed Detached Bungalow

Guide Price: £375,000

Branra, Benderloch, by Oban, Argyll, PA37 1QS

Peacefully located and well presented family home with eco running costs, lovely wrap around gardens and a detached garage. The grounds enjoy local wildlife visiting regularly and views of Ben Lora. The property is situated in a tranquil spot of the ever-popular village, within walking distance of Tralee Bay, local primary school, shop and amenities. The bustling town of Oban is approx. 18 mins drive. Comprising; Lounge, open plan kitchen/diner with rear garden access, a master bedroom with ensuite shower room, 2 further double bedrooms and a family bathroom. The property further benefits from a recently installed air source central heating and hot water system, solar PV panels, EV charging point, private driveway with space for multiple vehicles or boat storage, partially floored loft space, linked smoke detectors throughout, spacious and established gardens with greenhouse, patio seating areas, enclosed boundaries for safety of children and pets. Broadband, 4G and digital television are available. EPC C78 – Council Tax band E.




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Entrance Hallway 4.57m x 1.81m

Entrance door to light and bright hallway. Laminate flooring, two storage cupboards (one housing hot water tank), twin feature pendant lights, central heating radiator, phone point and socket points. Space for hall furniture and loft hatch with ladder access to part-boarded loft with storage shelving, power and lighting..

Lounge 5.30m x 3.50m

Relaxing lounge with picture window views to the front gardens and plenty of space for lounge furniture. Carpeted flooring, central heating radiator, feature pendant lighting, TV point and socket points.

Kitchen/Diner 5.30m x 3.64m

Open plan layout with rear garden access from the dining area which has ample space for dining room furniture. Laminate flooring and picture window views to the rear garden and Ben Lora in the distance. Shaker style wall and base units with ample worktop space and various storage options throughout including a fantastic pull-out larder cabinet, glass display units and inbuilt shelving. Space and plumbing for white goods, integrated Neff 4- zone induction hob, oven, grill and extractor hood above. Integrated Hotpoint dishwasher, fridge and freezer. Stainless steel sink with swan neck mixer tap, twin pendant lights, large central heating radiator, ample socket points, heat and CO sensors.

Master Bedroom One 3.82m x 2.72m (to front of built-in wardrobes)

Good size double bedroom with ensuite facilities and lots of storage space. Triple inbuilt wardrobe, double inbuilt wardrobe and additional storage cupboard. Carpeted flooring, central heating radiator, picture window views to front, wall mounted tv point, socket points and pendant lighting.

Ensuite Shower Room 2.54m x 1.13m

Modern three piece suite with Mira electric shower and quadrant enclosure, WHB and WC. Opaque window, spotlighting, tiling to walls and floor, extractor fan, heated towel rail and wall -mounted vanity storage cabinet.

Bedroom Two 3.77m x 2.75m

Double bedroom with window views to the rear. Central heating radiator, ample space for freestanding bedroom furniture, pendant lighting, socket points and laminate flooring.

Bedroom Three 2.87m x 2.65m

Small double bedroom with window views to the rear. Central heating radiator, ample space for freestanding bedroom furniture, pendant lighting, socket points and laminate flooring.

Family Bathroom 2.54m x 1.77m

Three -piece suite with full size bath with central swan neck mixer tap and handheld shower attachment. WHB, WC, wall mounted vanity cabinet, tiling to walls and floor, opaque window to rear, heated towel rail, extractor fan and spotlighting.

Garage 5,.30m x 3.42m

Detached garage with power, lighting and concrete base. Up and over pull door and plenty of space for work benches or storage.

Outside

The wonderful grounds are well maintained with a gated entrance on arrival and fencing defining the entire boundary. To the front the stone chipped driveway with lighting has space for multiple vehicles and boat storage if desired plus a level lawn with a feature rockery. Pergola- style seating in situ to enjoy the quiet surroundings. A large Beech tree creates a sense of calm in the front gardens. There are numerous established flowering perennials including Rhododendrons, Azaleas, Heather to name a few. To the side of the property a 7.4kW EV charging point has been installed. Side gate to rear garden, mainly laid to lawn with a wonderful vantage point stone landscaped seating area with two pergola style seats in situ. There are various mature trees, shrubs and annuals around the perimeter. A secret path at the bottom of the garden invites you up steps and in winter a glorious view of snow-covered mountains can be fully enjoyed. There is a greenhouse, outside tap, compost container and refuse storage. Slabbed pathways and stone chipped areas guide you around the property.

Location

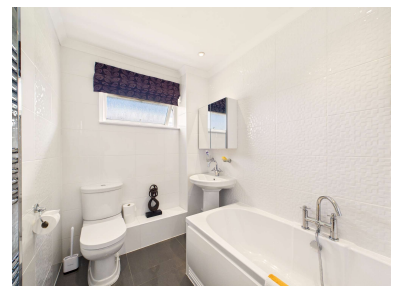
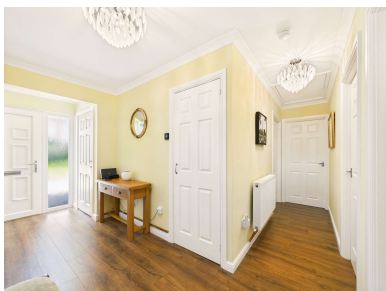
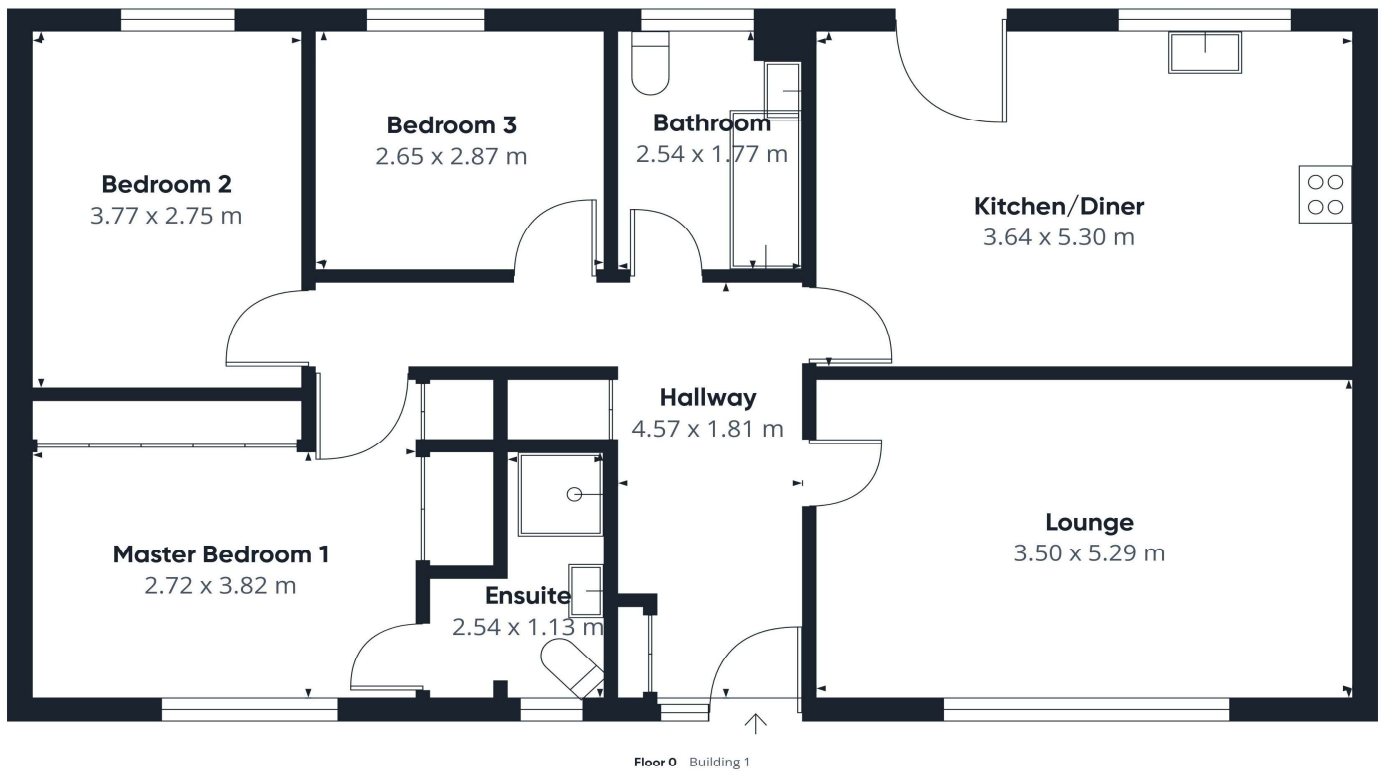
The lovely village of Benderloch located on Tralee/Ardmucknish Bay offers a village store, church, community hall, sought after primary school and is part of the West Coast Motors bus line allowing travel to Fort William, 37 miles north and Oban 7.5miles away. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the “Gateway to the Isles” is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

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