



4 Bed Detached New Build

Fixed Price: £340,000

1 Sutherland's Rise, Barcaldine, by Oban, Argyll, PA37 1AH

Recently completed new build home boasting an elevated position with partial loch views, rural backdrop and an excellent EPC rating. As a first plot, show home special offer the developer is including a free flooring pack, fencing pack and turfed rear garden. Sustainable eco features include high levels of insulation, EV charger, high performance windows, air source central heating and hot water system. Number 1 is located on a preferred south side, end of row position which will attract maximum sun and daylight throughout the property and gardens. Early viewing is highly recommended to appreciate the benefits of buying a new home with minimal future maintenance and reduced energy costs. This superb energy efficient property offers the perfect blend of contemporary living and a flexible layout to suit most lifestyles whether that be a relaxing family environment or working from home professionals. The ground floor layout consists of a family lounge, open plan kitchen/dining area with rear French doors, utility room, small double bedroom and WC. The first floor provides three double bedrooms, an ensuite, home office and a family bathroom. Further benefits include high performance entry doors, good sized turfed gardens with fencing, modern fittings throughout, loft space, double glazed patio doors to rear patio, oak interior doors, individual room thermostatic control system, new carpeting and linked smoke detectors. Fibre broadband, 4G and digital television are available. EPC rating B85 - Council Tax Band TBC




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Entrance 4.66m x 2.02m

Composite entry door with glazed insert leading to a light and bright hallway with access to ground floor rooms. Freshly carpeted staircase to first floor accommodation. Under stairs storage cupboard, oak effect laminate flooring, pendant lighting and central heating radiator.

Lounge 4.67m x 3.16m

An inviting room with dual aspect sunlight through front facing windows and glazed doors to the rear dining area and onward to the garden patio. Partial loch views in the distance, newly laid carpeted flooring, central heating radiator, spotlighting, socket points and tv point. Ample space for freestanding lounge furniture.

Open Plan Kitchen/Dining area 8.24m x 2.68m

Contemporary, spacious and well equipped open plan space with plenty of room for dining furniture and French door access to the delightful private rear gardens. Grey matching wall and base cabinets in shaker style with a variety of storage options and under unit lighting. Ample worktops, sockets with USB points and window view to rear garden. Integrated Lamona dishwasher, oven/grill and 4 zone hob, steel splashback and extractor hood above. Stainless steel sink with swan neck mixer tap and space for an American style fridge/freezer. Two central heating radiators, spotlighting and oak effect laminate flooring throughout. Access to utility, hallway and lounge.

Utility 1.84m x 1.84m

Grey shaker style base unit with worktop space matching the kitchen, tile effect vinyl flooring, stainless steel sink, space and plumbing for white goods, Spotlighting, central heating radiator and socket points. Composite side entry door with glazed insert.

WC 1.74m x 1.10m

Two piece suite located off inner hallway. WHB with mixer tap and WC. Tile effect vinyl flooring, heated towel rail, flush ceiling light and extractor fan. Plumbing nearby to convert to a small shower wet room if required.

Bedroom One 2.78m x 2.70m

Small double bedroom on ground floor with frontal window views, space for freestanding furniture, recently carpeted flooring, tv point, socket points, spotlighting and central heating radiator.

First Floor

Carpeted staircase with timber balustrade to first floor U shape landing with carpeted flooring, pendant lighting, loft hatch access and a large linen cupboard with HW tank.

Bedroom Two (with ensuite) 3.90m x 2.97m

Good size master bedroom with ensuite facilities, elevated loch views in the distance, double inbuilt wardrobes, fresh carpeted flooring, double sockets with USB points, central heating radiator and pendant lighting. Space for freestanding furniture.

Ensuite Shower Room 2.78m x 1.33m

Modern and contemporary, three piece suite. Thermostatic shower enclosure with rainfall and handheld shower heads, inbuilt vanity unit with countersunk WHB and WC with concealed cistern. Tiled splashbacks, opaque window, tile effect vinyl flooring, heated towel rail, flush ceiling light and extractor fan.

Bedroom Three 3.40m x 2.97m

Good size double bedroom with rear garden and rural views. Space for freestanding furniture, carpeted flooring, socket points, pendant lighting and central heating radiator.

Bedroom Four 2.97m x 2.82m

Double bedroom with elevated partial loch views to the front. Double inbuilt wardrobes, space for freestanding furniture, carpeted flooring, socket points, pendant lighting and central heating radiator.

Home Office 3.29m x 2.41m (at widest points)

L shape room with multiple uses. Ideal study space or could be utilised as a single bedroom, nursery or hobby space. Rear rural and garden views, space for freestanding furniture, carpeted flooring, socket points (inc USB), pendant lighting and central heating radiator.

Family bathroom 2.24m x 1.89m

Modern three piece suite with full size bath, overhead thermostatic shower with rainfall and handheld shower attachments. Inbuilt vanity unit with countersunk WHB and WC with concealed cistern. Tiled splashbacks, opaque window, tile effect vinyl flooring, heated towel rail, flush ceiling light and extractor fan.

Grounds

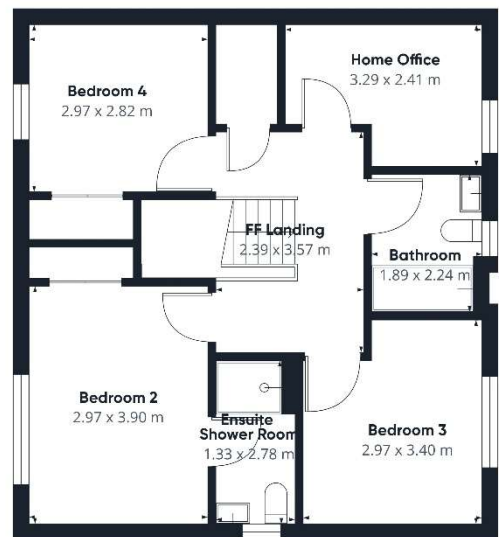
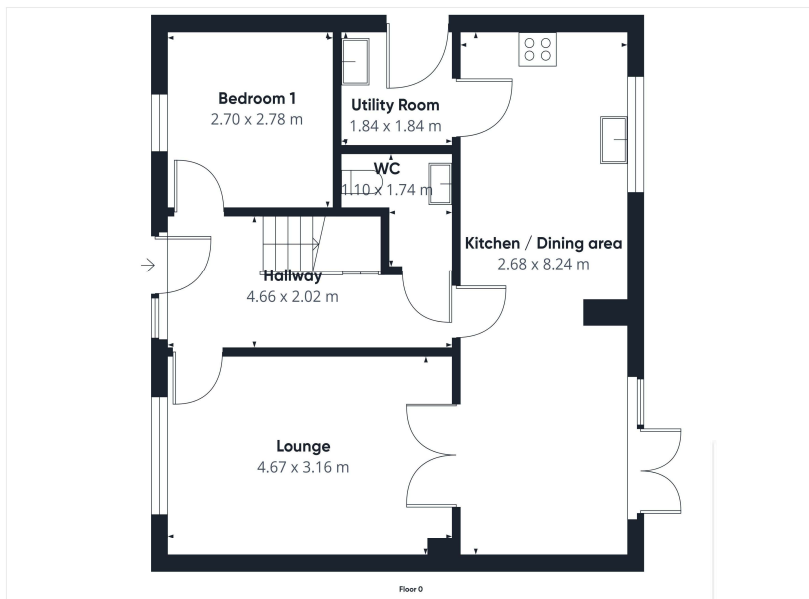
Easily maintained grounds mainly laid to lawn with opportune space to create your own wonderful bedding areas and plant new annual flowering perennials and shrubs. The surrounding area welcomes an abundance of local wildlife such as red squirrels and birds. Gravel driveway offering private parking with EV charging point installed. The plot is bordered by newly erected timber fencing with pedestrian gate providing safety in the rear garden for children and pets. Slabbed pathways guide you around the house with rear patio area, outside tap and heat pump tucked away at the exterior utility entrance. Number 1 is on the South side of the development and as such will attract the most sunlight possible as it travels from the rear to the front of the property throughout the day.

Location

The village of Barcaldine is situated 11 miles north of Oban and 32 miles south of Fort William on the A828. The famous Barcaldine Castle sits 2.5 miles from the village. The area also boasts wonderful cycle paths, country walks and extensive recreational forest literally on your doorstep. 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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