

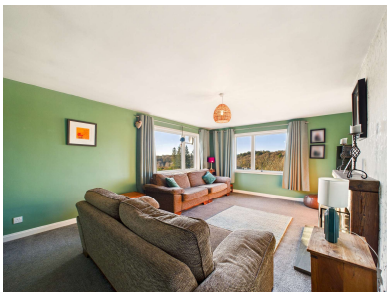


4 Bed Detached House

Guide Price: £400,000

Lynbrun, Rowan Road, Oban, Argyll, PA34 5TY

Beautifully positioned in one of Oban's most desirable residential areas, 'Lynbrun' is an impressive four bedroom detached family home, nestled in the sought after and peaceful Rowan Road. Offering generous gardens and flexible accommodation with a first-floor lounge and an optional home office/additional bedroom. Conveniently located with easy access to the town's excellent range of amenities, shops, cafés, bars and restaurants. Set on an elevated site, the property enjoys excellent natural light throughout and benefits from far-reaching views across Oban Bay towards the Firth of Lorn. This is a rare opportunity to acquire a substantial home in a desirable location, well suited to family living, home working, or those seeking a peaceful retreat close to the heart of town. Further benefits include; Private gated driveway, attached garage, elevated summer house, open fire, oil central heating, double glazing, various outdoor vantage and seating areas. An abundance of wildlife visit the gardens throughout the year. Council Tax band F - EPC rating D58.




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Entrance Porch 1.73m x 1.30m

A welcoming entrance from the front with vinyl tiled flooring, pendant lighting, a central heating radiator and a useful inbuilt store for coats and storage.

Utility Room 2.08m x 1.73m

Practical and offering space and plumbing for white goods. Laminate flooring, central heating radiator, shelving, worktops and pendant lighting.

Kitchen/Diner 4.25m x 3.04m

Light and bright with picture window views to the front. Space for table and chairs, laminate flooring, central heating radiator and spotlighting. Matching shaker style wall and base units, ample worktops, tiled splashbacks, integrated dishwasher, freestanding fridge, freestanding electric cooker with extractor hood above.

Hallway 5.62m x 1.06m

Carpeted hallway with inbuilt storage cupboard, central heating radiator, pendant lighting and carpeted stairs to mid-level landing.

Bedroom One 5.49m x 4.25m

A generous double bedroom with delightful archway defining the sleeping area. Carpeted flooring, wallpapered feature wall, pendant lighting, central heating radiator and window views over the gardens. Plenty of room for freestanding furniture.

Guest's lounge/home office 3.16m x 3.16m

Versatile space with multiple uses as a guest's lounge, dressing area, home office or nursery. Features include carpeted flooring, inbuilt wardrobes, a central heating radiator, pendant lighting, wallpapered feature wall and window views over the rear garden. Door leading to bedroom two.

Bedroom Two 3.19m x 2.87m

A well-proportioned double bedroom with carpeted flooring, inbuilt wardrobes, pendant lighting, a central heating radiator, wallpapered feature wall and window views to the side of the property.

Shower Room 2.80m x 1.25m

Three piece suite with thermostatic shower enclosure, WHB and WC. Tiling to walls and floor, shaver light, heated towel rail, timber cladding to the ceiling with spotlighting and extractor fan.

Mid Level Landing 2.58m x 1.88m

Carpeted stairs to inviting space boasting full height windows to side patio area.

Bedroom Three 3.69m x 2.80m

Double bedroom with inbuilt wardrobes, carpeted flooring, space for freestanding furniture, window views to rear gardens and pendant lighting.

Entry Porch 1.26m x 1.16m

Gives access to side of property through double glazed door. Tiled flooring and space for outdoor clothing and footwear.

First Floor Landing 2.50m x 1.85m

Carpeted staircase to first floor accommodation. Designer balustrade and feature pendant lighting above.

Family Lounge 5.52m x 3.83m

Impressive lounge with dual aspect elevated views towards the harbour with The Firth of Lorne set in the distance. Plenty of room for lounge furniture, attractive open fire set in stone fireplace with timber mantle. Carpeted flooring, twin central heating radiators and pendant lighting.

Bedroom Four 3.61m x 3.03m

Delightful double bedroom with elevated view to the front. Quadruple inbuilt wardrobes, space for freestanding furniture, carpeted flooring, central heating radiator and pendant lighting.

Bathroom 2.88m x 2.34m

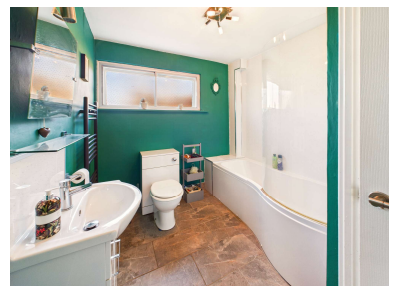
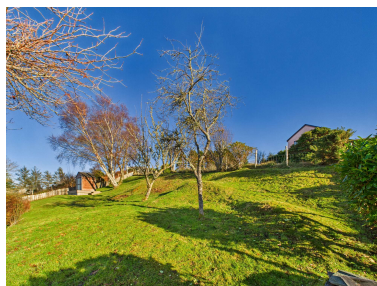
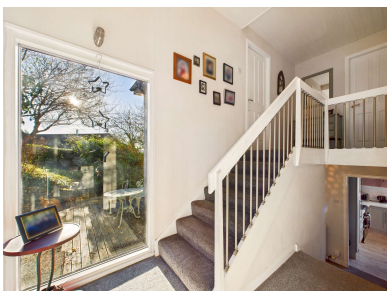
Modern three piece suite with P-shaped bath, overhead electric shower, WHB with inbuilt vanity storage and WC with inbuilt cistern. Opaque window to side, tiled flooring, sparkly wet wall splashbacks and spotlighting. Inbuilt storage cupboard with shelving.

Garage

Attached garage/workshop with concrete base, power and lighting.

Grounds

The property sits within attractive, mature garden grounds that wrap around the side and rear. A private gated driveway provides off-street parking for two to three vehicles and includes a log store. The sloping lawn areas are beautifully complemented by established planting including rhododendrons, azaleas and a bird-of-paradise, providing seasonal colour and interest. A variety of decked seating areas offer ideal vantage points to enjoy the sun throughout the day, as well as the elevated views towards Oban Bay and the distant waters of the Firth of Lorn. The gardens are peaceful, rich with wildlife — birdsong is a constant backdrop — and a charming summer house sits at the rear, perfect for relaxation and enjoying the tranquil surroundings.



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