



4 Bedroom Detached House

Guide Price: £330,000

Suilven, Laurel Road, Oban, Argyll, PA34 5EA

Tucked away in a sought after and peaceful area of town, this attractive detached family home offers space, comfort and modern living in an enviable secluded woodland setting with only 2 neighbours sharing the private tarmac lane access. The property is well located for mainstream amenities with country walks nearby. Generous wraparound gardens provide plenty of outdoor space for relaxation or family activities with off road parking available at either side of the house. The stylish open plan kitchen/diner at the heart of the home to compliment the family lounge, four well-proportioned double bedrooms, two modern shower rooms, convenient WC and energy-efficient electric heating, this is a home designed for easy, contemporary family living within rare peaceful corner of Oban town centre. EPC rating F21 - Council Tax Band E.




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Lounge 4.15m x 3.55m

A comfortable family lounge with carpeted flooring and ample space for freestanding furniture. A large picture window provides pleasant views over the garden. Modern spotlighting and a wall mounted TV point add contemporary touches, perfect for relaxing or entertaining.

Kitchen/Diner 5.70m x 3.66m

This impressive and contemporary open plan kitchen/diner forms the heart of the home, offering a stylish and sociable space ideal for modern family living. Fitted with an excellent range of wall and base units finished in grey with sleek black handles. The kitchen provides abundant storage options and a clean, contemporary look. Integrated appliances include an electric oven and grill, four zone electric hob with black glazed splashback, concealed extractor hood, microwave, dishwasher, washing machine and tumble dryer. A generous breakfast bar with feature lighting and built in storage beneath offers space for up to six bar stools, creating a perfect spot for casual dining or entertaining. The room benefits from vinyl tiled flooring, a combination of spotlighting, feature pendant lighting and a wall mounted TV point in the dining area. Dual aspect windows allow plenty of natural light, while a UPVC glazed entrance door with opaque inserts provides direct access to the garden and driveway. Staircase from dining area to the first-floor accommodation.

Shower Room 1 1.69m x 1.63m

Located just off the kitchen/diner, fitted with a walk-in electric shower enclosure, WHB and WC. The space is finished with tiled flooring and includes an illuminated wall mirror, extractor fan, and flush ceiling light. An opaque window provides natural light while maintaining privacy.

Bedroom 1 3.97m x 3.56m

A spacious ground floor double bedroom enjoying pleasant picture window views over the garden. The room is carpeted for comfort and features modern spotlighting along with ample space for freestanding furniture, creating a bright and welcoming retreat.

Shower Room 2 2.52m x 1.52m

Located opposite Bedroom 1, this modern shower room is stylishly finished and well equipped. It features a large walk-in electric shower enclosure with a sliding glazed screen and wet wall splashbacks, complemented by tiled flooring for a clean, contemporary look. Additional fittings include a WHB, WC, illuminated wall mirror with shaver point, extractor fan and flush ceiling light.

Bedroom 2 3.61m x 3.29m

A comfortable ground-floor double bedroom currently set up as a twin. Featuring carpeting, modern spotlighting, large window provides attractive views over the garden. Ample space for freestanding furniture, making this a versatile and inviting room.

WC 1.61m x 0.82m

Situated adjacent to Bedroom 2, this compact yet practical cloakroom is fitted with a corner wash hand basin and WC. The space features tiled flooring, a flush ceiling light and an extractor fan. A wall mounted heater provides comfort, making this a convenient addition to the ground-floor accommodation.

First Floor 0.97 x 0.91m

A carpeted staircase with a timber balustrade and sleek stainless-steel handrail leads to the first floor accommodation from the dining area. The landing is also carpeted and features exposed beams that add character and charm. Spotlighting and a useful storage cupboard is located on the landing for added convenience.

Bedroom 3 4.57m x 3.47m

Positioned to the right at the top of the stairs this charming double bedroom features exposed wooden ceiling beams that add warmth and character. The room is carpeted throughout and benefits from dual-aspect Velux windows to the front and rear, allowing plenty of natural light. Modern spotlighting, eaves storage and ample space for freestanding furniture.

Bedroom 4 4.58m x 3.06m

Located to the left at the top of the stairs, this spacious double bedroom mirrors the character and charm of the adjoining room. It features exposed ceiling beams, carpeting and modern spotlighting. Ample space for bedroom furniture, dual aspect Velux windows to the front and rear, making it a bright and flexible space for family or guests.

Grounds

Set within peaceful leafy surroundings, the property enjoys a wonderful wraparound garden framed by mature trees and established shrubs, including colourful Rhododendrons that provide year round interest and privacy. The garden is mainly laid to lawn, offering plenty of space for relaxation, play, or outdoor entertaining. Tucked away in a quiet position, the setting feels both private and tranquil while remaining close to town amenities. The grounds also include off road parking with scope for extending or adding a garage, enhancing the practicality of this charming outdoor space.

Location

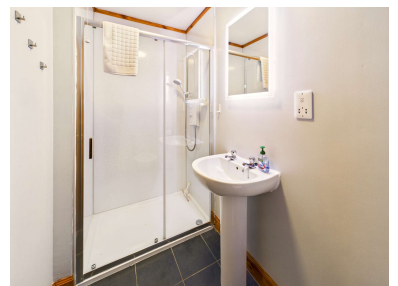
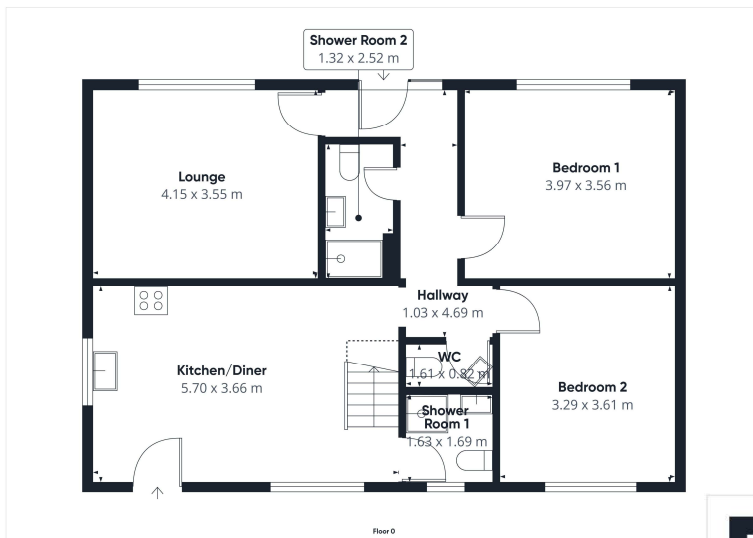
The house is within short distance to local schools play park, Atlantis Leisure Centre and all the major amenities, bars and restaurants Oban has to offer. Oban is a bustling west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, 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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