

4 Bed Detached House

Guide Price: £370,000

Willow Cottage, Mossfield Avenue, Oban, Argyll, PA34 4EL

Modern family home enjoying a desirable central location just off Glencruitten Road within the popular coastal town of Oban, with scenic countryside walks, schools, leisure facilities and the vibrant town centre all within easy reach. Well presented and maintained, this detached property combines low running costs, modern finishes with flexible family living space, comprising a lounge with focal point fire, large open plan kitchen/dining area with breakfast bar, master bedroom with ensuite bathroom and walk in wardrobe, three further bedrooms, ground floor shower room, first floor family bathroom and utility area. Further benefits include mains gas central heating with a new boiler and hot water tank installed 2026, double glazing, solid oak flooring in lounge, excellent inbuilt storage, loft space and linked smoke detectors. Outside, a substantial private driveway provides parking for multiple vehicles, complemented by easily maintained wrap around garden with bedding area and recently erected timber fencing. Situated just minutes from town centre, golf club, mainstream amenities, bars, restaurants, rugby club and sports pitches. EPC rating C79 – Council Tax Band E.







ARGYLL

Estate Agents

Entrance

Front porch with timber external door, solid oak flooring, pendant lighting and space for outdoor clothing and footwear. Glazed door to hall with solid oak flooring and access to the lounge, open plan kitchen/dining area and staircase leading to the first floor.

Lounge 4.37m x 3.41m

Inviting family lounge with dual aspect windows. Focal point fire with solid oak mantel above, attractive solid oak flooring, recessed spotlighting, decorative coving, two central heating radiators, Sky TV point and ample space for freestanding lounge furniture. Storage or display area under the stairs.

Open Plan Kitchen Area 3.97m x 2.86m / Dining Area 4.03m x 3.09m

Impressive open plan kitchen and dining area featuring an extensive range of modern white gloss finish wall and base cabinets with contemporary handles, deep storage drawers, display shelving and contrasting dark worktops. Breakfast bar with space for stools provides an informal seating/social area, complemented by tile effect laminate flooring and recessed spotlighting throughout. Integrated oven and grill, 4 zone electric hob and single gas burner hob with range size extractor above. Integrated dishwasher and microwave. Composite sink with drainer section and mixer tap, matching splashbacks and space for an American style fridge/freezer. The dining area offers excellent space for a family dining table and additional freestanding furniture, with dual aspect windows, two central heating radiators and glazed double doors leading to the hallway and lounge.

Utility Area and rear hall 2.67m x 1.65m

Practical utility area with fitted wall cabinets, worktop space, open shelving, space and plumbing for white goods. Tile effect laminate flooring, central heating radiator, decorative pendant lighting and external door providing access to the garden and parking. Access to the lounge, kitchen/diner, ground floor shower room and fourth bedroom/home office. Space and hooks for outdoor clothing and footwear. Houses the new gas central heating boiler.

Bedroom Four/Home office 2.68m x 2.21m

Small double bedroom conveniently situated on the ground floor, equally suited for use as a home office. Window to the rear, carpeted flooring, central heating radiator, shelving, pendant lighting and space for freestanding furniture.

Shower Room 1.53m x 1.51m

Ground floor shower room comprising corner shower enclosure with curtain, electric shower, pedestal WHB and WC. Wall tiling with decorative border, vinyl flooring, chrome central heating towel rail, flush light fitting, extractor fan, mirrored wall cabinet and window providing natural light.

First floor

Carpeted staircase with timber handrail and spindle balustrade rises to the first floor landing with daylight funnel above. Carpeted flooring, central heating radiator, feature pendant lighting and large inbuilt linen cupboard housing the new hot water tank. Access to all first floor rooms and loft area.

Master Bedroom One 4.60m x 3.40m

Impressive master bedroom with en suite facilities, front facing dormer window and woodland outlook, carpeted flooring, pendant lighting and central heating radiator. Mirrored sliding inbuilt double wardrobe complement the large walk in wardrobe, providing excellent storage facilities. Ample space for freestanding bedroom furniture and access to the private ensuite bathroom. Walk in Wardrobe (1.74m x 0.97m) useful dedicated wardrobe space providing additional storage for clothing and accessories.

Ensuite Bathroom 2.84m x 1.80m

Private ensuite bathroom with modern finishes, comprising bath with thermostatic shower and glazed shower screen, pedestal WHB and WC. Complementary wall tiling, vinyl flooring, chrome central heating towel rail, flush light fitting, extractor fan and Velux rooflight providing natural light.

Bedroom Two 3.20m x 2.98m

Good sized double bedroom with front facing dormer window and woodland view, carpeted flooring, pendant lighting and central heating radiator. Benefits from a walk in wardrobe (1.73m x 1.03m) with mirrored doors and space for freestanding bedroom furniture.

Bedroom Three 3.19m x 2.97m

Further good sized double bedroom with window to side. Mirrored door inbuilt triple wardrobe, carpeted flooring, central heating radiator and pendant lighting. Space for additional freestanding bedroom furniture.

Family Bathroom 2.63m x 1.49m

First floor family bathroom comprising compact tub bath with integrated seat, thermostatic shower mixer and glazed shower screen. Pedestal WHB and WC. Wall tiling with decorative border, vinyl flooring, chrome central heating towel rail, flush light fitting, extractor fan and Velux rooflight providing natural light.

Grounds

One of the property's particularly appealing features is the substantial private driveway, offering extensive off road parking for multiple vehicles, a valuable asset given its central location. The parking area could be divided to provide more garden space and allow for parking for 2 cars with large free car park yards from the property. Established stone boundary walls, mature hedging, ornamental shrubs and planting complement the frontage, with mature deciduous trees providing an attractive woodland backdrop. Recently erected timber fencing extends around the front, side and rear of the property. Compact, easily maintained grounds include paved pathways, stone chipped areas and space for outdoor seating, ideal for those seeking a manageable outdoor area without the demands of a large garden. The surrounding woodland and established greenery provide a pleasant setting, despite the property's proximity to the town centre.

Location

Willow Cottage enjoys a desirable residential location within Oban, conveniently positioned for both town centre living and outdoor pursuits. Glencruitten Golf Club, Oban Lorne Rugby Club, local sports pitches and scenic countryside walks are within easy reach, while the bustling town centre, harbour, restaurants, cafés and bars are just minutes away on foot.

Oban offers an excellent range of everyday amenities including supermarkets, independent retailers, banks, medical and dental practices, primary schools, Oban High School and Lorn and Islands Hospital with A&E facilities. Atlantis Leisure provides a swimming pool, gym, fitness classes, racket sports and children's recreational facilities. Known as the Gateway to the Isles and Scotland's Seafood Capital, Oban is renowned for its beautiful harbour, waterfront restaurants and regular ferry connections to the Hebridean islands. The town benefits from railway services to Glasgow and extensive bus and coach connections. Popular local attractions include McCaig's Tower, Dunollie Castle, Ganavan Sands and the surrounding woodland and coastal walking routes, offering an excellent balance of town convenience and outdoor living.



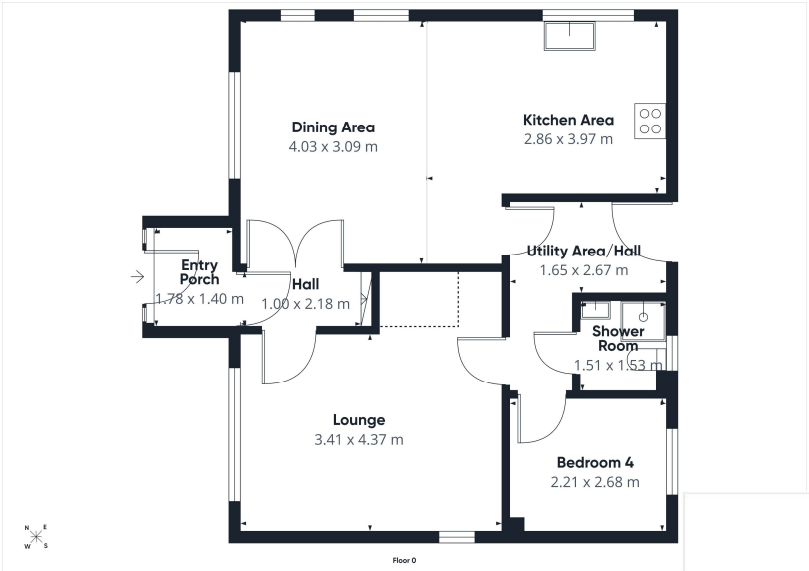




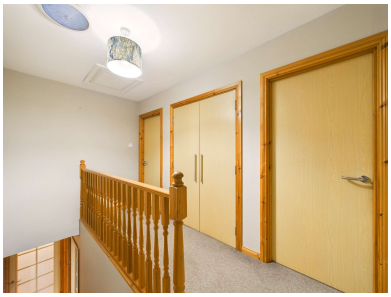







Dining Area
4.03 x 3.09 m
Kitchen Area
2.86 x 3.97 m
Utility Area/Hall
1.65 x 2.67 m
Entry Porch
1.78 x 1.40 m
Hall
1.00 x 2.18 m
Shower Room
1.51 x 1.53 m
Lounge
3.41 x 4.37 m
Bedroom 4
2.21 x 2.68 m
Floor 0


Bedroom 2
2.98 x 3.20 m
Bedroom 3
2.97 x 3.19 m
W
1.03 x 1.73 m
Landing
2.08 x 3.77 m
Bath Room
2.63 x 1.49 m
W
0.97 x 1.74 m
Master Bedroom 1
3.40 x 4.60 m
Ensuite Bathroom
2.84 x 1.80 m
Floor 1







At Argyll Estate Agents we pride ourselves on offering a professional proactive service to all of our customers. Whether you ae buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / Oban area: 01631 561130
Mobile: 07771 541578 Email: mail@argyllestateagents.com

ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.