

DAWSONS



**ROWAN TREES
GLENCRUITTEN, OBAN, PA34 4QB**

An Extremely Desirable Family Home Offering Exquisitely Presented
Accommodation Situated In A Delightful Rural Area Yet Just A
Short Drive From The Town

Porch : Hall : Sitting Room : Dining Room/Kitchen : Garden Room
Principal Bedroom With Dressing Room And En-Suite Bathroom
3 Further Bedrooms : Bathroom : Shower Room : Utility Room

Surrounded By A Beautiful Established Garden
Timber Store : Poly Tunnel

Guide Price £520,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail. The surrounding area, steeped in history with an abundance of flora and fauna, abounds with outdoor sporting and leisure facilities including fishing and hill walking and is renowned for its outstanding sailing waters.

Enjoying an excellent degree of privacy, without isolation, **Rowan Trees** offers the rare combination of rural life with the convenience of the town and amenities just a short drive away. This extremely desirable detached home was architect designed for the current owners and built to an exacting standard of appointment, and provides exquisitely presented accommodation, benefiting from underfloor heating to the ground floor with radiators to the first floor, augmented by the multi-fuel stove in the sitting room. At the heart of the home is the open plan arrangement of the kitchen/dining room, leading on to the garden room, with flagstone flooring by Fired Earth throughout. French doors lead off the hall to the elegant sitting room and the ground floor accommodation is completed by the utility room, bedroom and shower room. The staircase rises to an impressive galleried landing maximising the feeling of space and light, with the principal bedroom enjoying a large en-suite bathroom and dressing room, with the further two bedrooms and bathroom completing this floor. In addition the magnificent mature garden, which has been thoughtfully created, all adds to the overall appeal of this superb home.

DETAILS OF ACCOMMODATION

Porch with double external doors to front, windows to side, ceiling light fitting, coir mat flooring.

Hall with recessed ceiling lights and Fired Earth flag stone flooring, leading to **Dining Area:** 7.80m x 3.20m, understair cupboard, built-in pantry with sliding doors, recessed ceiling lights, **Kitchen Area:** 3.80m x 3.00m, French doors to side, windows to rear, fitted with floor standing units with worktops, 1½ bowl sink with drainer, dishwasher, Miele steam oven, Miele single oven, fridge/freezer, island unit with Miele induction hob, extractor fan, recessed ceiling lights, Fired Earth flagstone flooring throughout.

Sitting Room: 7.30m x 4.70m, windows to front, rear and side, inset wood burner stove on tiled hearth with tiled inset and wood surround, ceiling light fittings, fitted carpet.

Garden Room: 5.00m x 4.00m, vaulted ceiling, Velux roof light windows, French doors to rear, windows to front, side and rear, ceiling light fitting, Fired Earth flagstone flooring.

Utility Room: 2.70m x 2.00m, half glazed external door to rear, window to rear, stainless steel sink and drainer with cupboard below, full height fitted cupboard, Miele washing machine, Miele tumble dryer, coat hooks, hatch to roof space, extractor fan, recessed ceiling lights, fitted carpet.





Inner Hall with built-in storage cupboard also housing hot water tank, recessed ceiling lights, fitted carpet.

Bedroom 4: 3.90m x 3.80m, windows to front, ceiling light fitting, fitted carpet.

Shower Room: 2.30m x 2.00m, window to front, shower enclosure with waterproof wall panelling and glazed door, whb, wc, wall tiling, extractor fan, recessed ceiling lights, ceramic tiled floor.

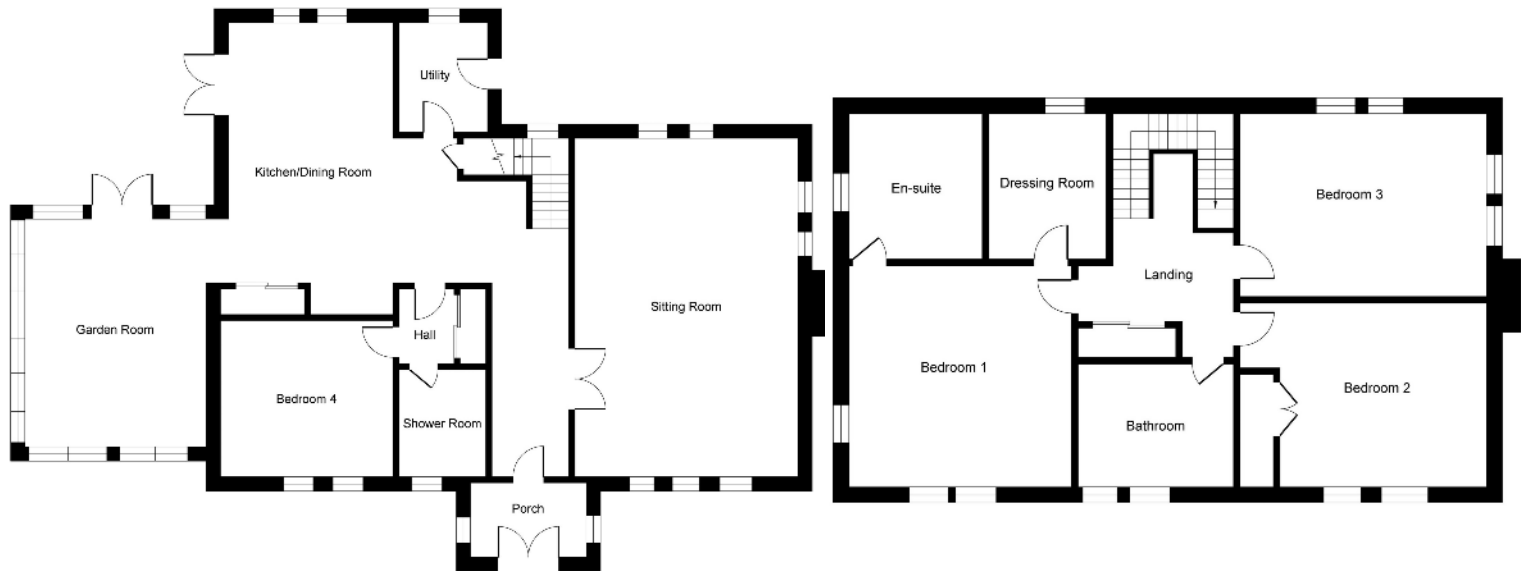
A carpeted staircase rises to the **Upper Floor Galleried Landing** with window at half landing, built-in storage cupboard with sliding doors, central heating radiator, ceiling light fitting, recessed ceiling lights, fitted carpet.

Bedroom 1: 4.60m x 4.30m, windows to front and side, central heating radiator, ceiling light fitting, fitted carpet, **Dressing Room:** 3.00m x 2.40m, Velux roof light window, fitted wardrobes with sliding doors, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet, **En-Suite:** 3.00m x 2.80m, window to side, bath, shower enclosure with waterproof panelling and glazed screen, whb, wc, wall tiling, central heating radiator, extractor fan, recessed ceiling lights, ceramic floor tiles.

Bedroom 2: 4.70m x 3.60m, coombed (sloping) ceiling, windows to front, built-in wardrobes with double doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 4.70m x 3.60m, coombed ceiling, Velux roof light windows, windows to side, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.00m x 2.30m, Velux roof light window, bath with shower over, waterproof wall panelling and glazed panel, whb, wc, central heating radiator, extractor fan, recessed ceiling lights, ceramic floor tiles.





GARDEN

Rowan Trees is surrounded by a magnificent garden which has been thoughtfully created providing a large sweep of lawn, together with a splendid combination of plants, shrubs and bushes, raised vegetable and fruit beds, with gravelled and paved walkways. Access is through a timber gate to a large gravelled parking area and the garden is bordered by fencing and mature trees, providing an excellent degree of privacy. *Timber Shed* with light and power. *Poly Tunnel*.



GENERAL INFORMATION

Services: Mains electricity, private water supply and private drainage. Heating and hot water by air source.

Council Tax: Band G. **EPC Rating:** C75. **Home Report:** Available from the Selling Agents.

Guide Price: Five Hundred & Twenty Thousand Pounds (£520,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk