



## The Nook

Duncraggan Road | Oban | PA34 5DU

Offers Over £399,500

**Fiuran**  
PROPERTY

# The Nook

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Set in an elevated position close to McCaig's Tower, The Nook is a charming stone-built Villa enjoying views across Oban Bay and is within walking distance of the town centre. Offering 3/4 Bedrooms, attractive period features, established gardens with a patio area, woodland, terrace with sea views and ample private parking, it combines character, space and a sought-after location.

Special attention is drawn to the following:-

## Key Features

- Traditional 3/4 Bedroom detached Villa
- Elevated position close to McCaig's Tower
- Views across Oban Bay from front
- Porch, Lounge, Sitting Room, Kitchen, Dining Room, WC
- 3 Bedrooms, Office/4<sup>th</sup> Bedroom, Bathroom, En Suite
- Good storage, including Loft space
- Gas central heating & double glazing throughout
- Period features, including wooden staircase & doors
- White goods, window coverings & flooring included
- 8 solar photovoltaic panels on rear roof
- Established garden grounds surrounding property
- 2 sheds, various stores, patio & terrace with views
- Small woodland area with fruit trees
- Private parking for several vehicles
- Short walk to Oban town centre



Enjoying an elevated position close to the iconic McCaig's Tower, The Nook is a beautiful stone-built Villa offering character, space and wonderful views across Oban Bay from the front. Within easy walking distance of Oban town centre, the property combines a highly desirable location with an abundance of original period features, including a striking wooden staircase and traditional internal doors.

The well-proportioned accommodation comprises a welcoming Porch & Hallway, spacious Lounge, comfortable Sitting Room, fitted Kitchen, Dining Room and WC on the ground floor. Upstairs are 3 generous Bedrooms (including Master with En Suite), a Bathroom, and an Office which provides flexibility as a 4<sup>th</sup> Bedroom if required. The property also benefits from excellent storage, including Loft space, gas central heating and double glazing throughout. White goods, window coverings and flooring are all included in the sale.

Surrounded by established gardens, the property enjoys a patio and elevated terrace with attractive views, along with two sheds, several useful stores and a small woodland area planted with fruit trees. Private parking for several vehicles completes this charming home.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via shared driveway leading to The Nook's private driveway and parking area. Entrance at the front via the Porch or at the rear into the Kitchen.

#### **GROUND FLOOR: PORCH** 2m x 1.15m

With windows to the front & side elevations, glazed roof panels, fitted doormat, and decorative entrance door leading to the Hallway.

#### **HALLWAY**

With carpeted staircase rising to the first floor, radiator, coat hooks, wooden flooring, and doors leading to the Lounge, Sitting Room, and WC.

#### **LOUNGE** 3.95m x 3.85m

With window to the front elevation, radiator, attractive fireplace with electric fire, and fitted carpet. Piano available under separate negotiation.

#### **SITTING ROOM** 3.95m x 3.45m

With windows to the front & side elevations, radiator, fitted carpet, and door leading to the Dining Room.



**DINING ROOM** 3.05m x 2.35m (max)

With window to the side elevation, radiator, wood effect flooring, and door leading to the Kitchen.

**KITCHEN** 3.5m x 2.65m

Fitted with a range of wood effect base & wall mounted units, wood effect worktops, stainless steel sink & drainer, tiled splash-backs, built-in electric double oven, ceramic hob, stainless steel cooker hood, dishwasher, washing machine, fridge/freezer, radiator, wood effect flooring, window to the rear elevation, and door leading to the rear of the property.

**WC** 1.2m x 1.05m

With modern white suite comprising WC & vanity wash basin, and vinyl flooring.

**FIRST FLOOR: UPPER LANDING**

With built-in shelved cupboard, fitted carpet, access to the Loft, and doors leading to all Bedrooms, the Office, and the Bathroom.

**BEDROOM ONE/MASTER** 7.45m x 2.9m (max)

With windows to both side elevations, 2 further Velux style windows, radiator, built-in wardrobe, ceiling downlights, fitted carpet, and door leading to the En Suite.

**EN SUITE BATHROOM** 1.75m x 1.55m

With modern white suite comprising bath with electric shower over, WC & wash basin vanity unit, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.



**BEDROOM TWO** 3.85m x 2.7m

With window to the front elevation, radiator, and fitted carpet.

**BEDROOM THREE** 3.25m x 2.85m (max)

With window to the front elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**OFFICE/4<sup>TH</sup> BEDROOM** 3.65m x 1.35m

With window to the front elevation, radiator, and fitted carpet.

**BATHROOM** 1.75m x 1.35m

With white suite comprising bath with mixer shower over, WC & wash basin, radiator, ceiling downlights, Respatex style wall panelling, vinyl flooring, and Velux style window to the rear elevation.

**GARDEN**

The property is set within mature, fully enclosed garden grounds which surround the house and are predominantly laid to lawn, complemented by a variety of established shrubs and trees. A generous timber garden shed, with power connected, is thoughtfully divided into an office and storage area, while a second garden shed, a dedicated bike store and several additional small external stores provide excellent outdoor storage. The gardens also feature a patio, outside tap and a delightful woodland area to the rear, planted with a selection of fruit trees including apple, plum, pear and blackcurrant. A charming pathway leads to an elevated terrace, offering lovely sea views and an ideal spot to relax and enjoy the surroundings. To the side, a private stone-chipped driveway and parking area provide off-road parking for several vehicles.



## The Nook, Oban



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity, gas, and drainage. Solar panels.

**Council Tax:** Band E

**EPC Rating:** C71

**Gross Internal Floor Area:** 121 m2

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Planning Permission in Vicinity:**  
24/00160/PP

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Turn left onto Laurel Road. Take a left again onto Duncraggan Road. At the fork in the road, take a right and The Nook is at the top of the private road.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

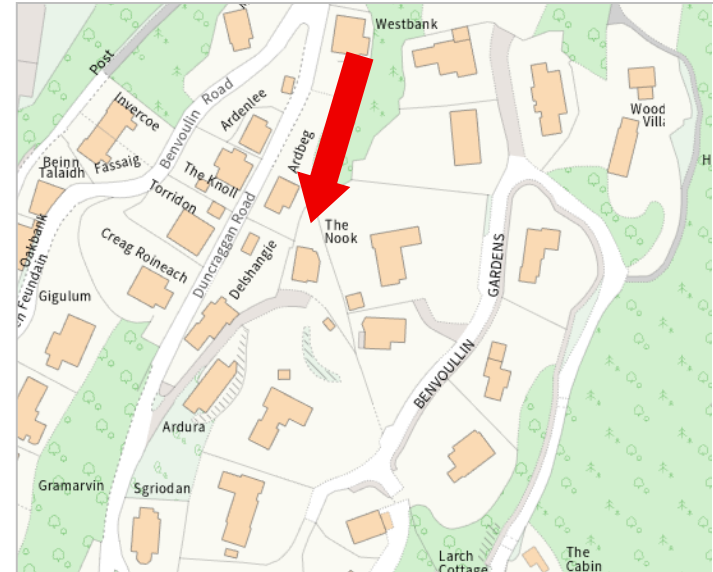
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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