



Kenmore

Soroba Road | Oban | PA34 4JF

Guide Price £360,000

Fiuran
PROPERTY

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Kenmore is a substantial 8 Bedroom detached Villa close to Oban town centre, boasting a self-contained 1 Bedroom Annex, generous gardens, double garage and ample private parking. Offering versatile accommodation and excellent potential.

Special attention is drawn to the following:

Key Features

- Substantial detached Villa close to Oban town centre
- Hallway, Lounge/Diner, 2 Kitchens, Utility Room
- Vestibule, Bathroom, 2 Shower Rooms, Sitting Room
- 8 Bedrooms, 2 En Suite Shower Rooms
- Good storage, including Loft space
- Gas central heating & fully double glazed
- Window coverings & flooring included
- Some white goods & items of furniture available
- Self-contained Annex with one Bedroom
- Caravan (currently used as Office) available
- Timber double garage/shed
- Large garden to front & side of property
- Private parking for several vehicles
- Convenient location close to local amenities
- Improvement potential



Kenmore is a substantial 8 Bedroom detached Villa, conveniently situated close to Oban town centre and local amenities. Offering spacious and versatile accommodation, together with a self-contained Annex, the property presents an excellent opportunity for a large family or those seeking flexible living arrangements, with further potential for improvement.

The generous accommodation comprises a Hallway, Lounge/Diner, Sitting Room, 2 Kitchens, Utility Room, Vestibule, Bathroom, 2 Shower Rooms and 8 Bedrooms, including 2 with En Suite Shower Rooms. Excellent storage is provided throughout, including Loft space.

Benefiting from gas central heating and double glazing throughout, the property is offered with window coverings and flooring included. White goods and selected items of furniture are also available.

Externally, the property enjoys generous garden grounds to the front and side, with a large level lawn to the front, together with a timber double garage/shed and private parking for several vehicles. A caravan (currently utilised as an Office) is also available, if required.

APPROACH

Via private parking area to the front and entrance at the front into the Hallway.

GROUND FLOOR: HALLWAY

With radiator, fitted carpet, and doors leading to the Lounge/Diner, Kitchen, Bedrooms Two & Three, the Bathroom and the Inner Hall.

LOUNGE/DINER 5.2m x 3.7m

With windows to the side elevation, radiator, fitted carpet, and doors leading to the Kitchen and Bedroom One.

KITCHEN 3.7m x 3.1m

Fitted with a range of white base & wall mounted units, work surfaces, stainless steel sink & drainer, space for a range of white goods, vinyl flooring, windows to the rear elevation, and glazed external door leading to the side of the property.

BEDROOM ONE 4.5m x 3.55m

With windows to the front & side elevations, radiator, fitted carpet, and external door leading to the side of the property.

BEDROOM TWO 4.05m x 3.7m

With windows to the front & side, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM TWO EN SUITE 1.8m x 1.1m

With shower enclosure, mixer shower, wash basin, and vinyl flooring.

BEDROOM THREE 3.7m x 3.25m

With windows to the side elevation, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM THREE EN SUITE 1.8m x 1.1m

With shower enclosure, mixer shower, wash basin, and vinyl flooring.

BATHROOM 3.55m x 1.85m

With white suite comprising bath with mixer shower over, WC & wash basin, radiator, vinyl flooring, and window to the side elevation.



INNER HALL

With stairs rising to the first floor, under-stair storage cupboard, radiator, fitted carpet, and doors leading to the Shower Room, Kitchen 2, Bedroom Four, Bedroom Five, and the Vestibule.

SHOWER ROOM 3.35m x 1.35m

With white suite comprising WC & wash basin, shower enclosure with mixer shower, radiator, vinyl flooring, and window to the side.

KITCHEN 2 3.6m x 2.55m

Fitted with a range of base & wall mounted units, work surfaces, breakfast bar, stainless steel sink & drainer, space for a range of white goods, radiator, vinyl flooring, and window to the side.

BEDROOM FOUR 3.8m x 3.45m

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

BEDROOM FIVE 3.45m x 2.65m

With window to the side elevation, radiator, wash hand basin, and fitted carpet.

VESTIBULE 2m x 1.6m

With window to the side, vinyl flooring, door leading to the Utility Room, and external door leading to the rear of the property.

UTILITY ROOM 2.5m x 1.65m

With Skylight, fitted shelving, space for white goods, vinyl flooring, and external door to the side of the property.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear, fitted carpet, access to the Loft, and doors leading to Bedroom Six, Bedroom Seven, Bedroom Eight, the Sitting Room, the Shower Room and the Store.

BEDROOM SIX 3.5m x 3.1m

With windows to the rear elevation, radiator, and fitted carpet.

BEDROOM SEVEN 3.65m x 3.1m

With windows to the front elevation, radiator, wash basin, and fitted carpet.



BEDROOM EIGHT 3m x 2.65m

With windows to the front elevation, radiator, wash basin, and fitted carpet.

SHOWER ROOM 2 2.65m x 1.8m

With white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, vinyl flooring, and windows to the front elevation.

SITTING ROOM 2.85m x 2.6m

With windows to the rear elevation, radiator, and fitted carpet.

STORE 1.65m x 1m

Large storage cupboard.

ANNEX m x m

With entrance Porch (1.8m x 1m), fitted Kitchen (3.7m x 2.8m), Lounge (5m x 3.3m), Bedroom (3.55m x 2.35m) and Shower Room (1.5m x 1.3m).

GARDEN

The property benefits from generous garden grounds to the front and side, with a substantial area predominantly laid to lawn and bordered by established hedging, providing a pleasant green outlook and a good degree of privacy. The extensive tarmacadam driveway offers ample private parking for several vehicles, with plenty of space for maneuvering. A timber double garage/shed provides useful storage, whilst a caravan, currently utilised as an office, is also available if required. Further outdoor areas include a paved section to the rear of the property, partially sheltered by a translucent roof, offering additional practical space. The generous grounds offer excellent potential for landscaping and further enhancement, providing an opportunity for prospective purchasers to create an attractive outdoor space to suit their individual requirements.



Kenmore, 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.

Council Tax: Band G

EPC Rating: D64

Gross Internal Floor Area: 206m²

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.

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 Argyll Square head along Soroba Road passing through two sets of traffic lights. Kenmore is on the right (opposite Mathesons).

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).

Prospective purchasers are advised to 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.



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