

## 46 Morvern Hill

Oban | Argyll | PA34 4NS

Guide Price £295,000

**Fiuran**  
PROPERTY

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46 Morvern Hill is a modern 3 Bedroom detached House situated within a sought-after residential area of Oban. Enjoying spectacular panoramic views across Oban Bay towards Kerrera and Mull, this attractive property also benefits from a detached Garage and raised decking, providing the perfect space to relax and take in the stunning surroundings.

Special attention is drawn to the following:

## Key Features

- Beautifully presented 3 Bedroom detached Home
- Elevated views across Oban Bay towards islands
- Porch, Hallway, Kitchen, Lounge/Diner
- 3 Bedrooms, Bathroom
- Double glazing throughout
- Oil central heating
- Good storage including partially floored Loft
- Window coverings & flooring included
- Glazed sliding doors leading to rear of property
- Easily maintained garden with decking
- Detached Garage with power & lighting
- Driveway with private parking & EV charge point
- Convenient for access to the town's amenities



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The accommodation is thoughtfully arranged over two levels. The ground floor comprises a welcoming entrance Porch, Hallway with staircase to the first floor and useful under-stairs storage cupboards, a modern fitted Kitchen, and a bright and spacious Lounge/Diner with glazed French doors opening onto the raised decking. The first floor offers three generous double Bedrooms and a family Bathroom. A partially floored Loft provides additional storage space.

Benefiting from double glazing throughout and oil-fired central heating, the property is both comfortable and energy efficient. To the rear, the easily maintained garden features a raised decking area perfectly positioned to enjoy the stunning views, along with a practical drying area. The detached Garage benefits from power and lighting and provides excellent storage or workshop space. Private off-road parking is available to the front of the property.

Laid out over 2 levels, the accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via private parking area to the front of the property, and entrance at the front into the Porch or at the side into the Kitchen.

### **GROUND FLOOR: PORCH**

With UPVC entrance door, window to the front elevation, coat hooks, tiled flooring with underfloor heating, and glazed door leading to the Hallway.

### **HALLWAY**

With carpeted stairs rising to the first floor, under-stairs storage cupboards, radiator, laminate flooring, window to the side elevation, and doors leading to the Kitchen and Lounge/Diner.

### **KITCHEN** 3.9m x 3.3m (max)

Fitted with a range of cream base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated dishwasher, American style fridge/freezer, wood effect flooring, 2 windows to the front elevation, door leading to the Lounge/Diner, and external door to the side elevation.



### **LOUNGE/DINER** 5.9m x 3.55m

With window to the rear elevation, radiator, fitted carpet, and glazed sliding doors leading to the rear decking.

### **FIRST FLOOR: UPPER LANDING**

With window to the side elevation, built-in linen cupboard, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

### **LOFT**

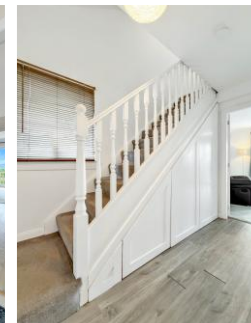
Insulated & partially floored, with Ramsay style ladder.

### **BEDROOM ONE** 3.85m x 3.5m (max)

With 2 windows to the rear elevation (with sea views), radiator, fitted carpet, and built-in wardrobes with 3 different lengths of hanging space, shelving, a bank of double drawers, a bank of single drawers, baskets and a jewellery drawer.

### **BEDROOM TWO** 3.85m x 3.35m (max)

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



**BEDROOM THREE** 2.8m x 2.6m

With window to the rear elevation (with sea views), and fitted carpet.

**BATHROOM** 1.8m x 1.75m

With white suite comprising bath with electric shower over, wash basin & WC, chrome heated towel rail, ceiling downlights, shelved recess, tiled walls, wood effect flooring, and window to the front elevation.

**GARAGE** 6m x 3m

With power & lighting.

**GARDEN**

The landscaped rear garden features attractive gravelled & bark-covered sections, along with raised planting beds. Steps lead down to a gate at the lower boundary. A substantial raised decking area provides the perfect setting for outdoor entertaining and relaxation while enjoying the stunning sea views, and also incorporates a useful covered drying area. To the front of the property, a gravelled driveway provides private off-road parking and benefits from the addition of an EV charging point.



# 46 Morvern Hill, 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 & drainage. Oil tank.

**Council Tax:** Band E

**EPC Rating:** E54

**Gross Internal Floor Area:** 88m<sup>2</sup>

**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 on the A816 to Lochgilphead. Take a left after Soroba House Hotel onto McCaig Road. Take a further left into Morvern Hill, and bear to the right. Take a right at the crossroads, and No. 46 is on the left.

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.

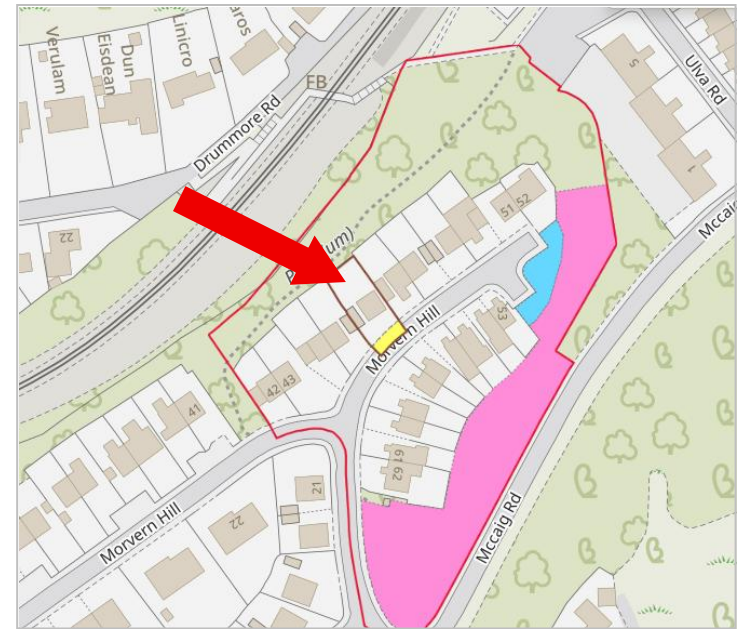
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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