



Ruanah

Feochan Drive | Kilmore | PA34 4XT

Guide Price £430,000

Fiuran
PROPERTY

Ruanah

Feochan Drive | Kilmore | PA34 4XT

Ruanah is an immaculately presented and beautifully appointed 4/5 Bedroom detached family Home with integral Garage, situated within an exclusive small development in the sought-after village of Kilmore. Enjoying private parking and picturesque countryside views, this exceptional property offers an enviable blend of style, comfort and tranquility, making it an ideal family home.

Special attention is drawn to the following:-

Key Features

- Immaculate 4/5 Bedroom detached House
- Located in a small exclusive development
- Only 5 minutes' drive to Oban town centre
- Beautifully presented and decorated throughout
- Impressive views of the surrounding countryside
- Kitchen with Dining Area, Utility Room, Lounge
- 4 double Bedrooms, Office/5th Bedroom
- En Suite, Bathroom, Shower Room
- Excellent storage, including built-in wardrobes
- Oil fired central heating & double glazing throughout
- Glazed doors from Dining Area to rear garden
- Easily maintained garden grounds surrounding property
- Sizeable integral garage
- Private parking for several vehicles



Ruanah is an immaculately presented and beautifully appointed 4/5 Bedroom detached family Home with integral Garage, situated within an exclusive small development in the sought-after village of Kilmore. Enjoying private parking and picturesque countryside views, this exceptional property offers an enviable blend of style, comfort and tranquility, making it an ideal family home.

The welcoming ground floor accommodation comprises an entrance Vestibule, spacious Hallway with staircase to the first floor, contemporary fitted Kitchen complete with a range of integrated white goods, and a generous Dining Area with glazed doors opening onto the rear garden. A practical Utility Room provides internal access to the integral Garage, while the bright and spacious Lounge offers an inviting space for relaxation. The ground floor is completed by a double Bedroom and a stylish Shower Room.

The first floor provides three further well-proportioned double Bedrooms, all benefiting from built-in wardrobes, including an impressive Master Bedroom with En Suite Shower Room. There is also a versatile Office, which could equally serve as a fifth Bedroom, together with a modern family Bathroom featuring both a bath and separate shower enclosure.

Enjoying a peaceful rural setting just a five-minute drive from Oban town centre, this immaculately presented home combines countryside living with everyday convenience. Built in 2010, the property is finished to a high standard throughout and benefits from oil-fired central heating, full double glazing, and contemporary features including ceiling downlights. Externally, the easily maintained garden grounds surround the property and include a useful metal garden shed, while ample private parking to the front completes this superb family home.

APPROACH

Via private parking to the front of the property, and entrance at the front into Vestibule.

GROUND FLOOR: VESTIBULE

With radiator, engineered oak flooring, and doors leading to the Shower Room and Hallway.

SHOWER ROOM 2.55m x 1.9m (max)

With white suite comprising WC & wash basin, shower enclosure with mixer shower, radiator, and travertine style tiles to the walls & floor.

HALLWAY

With stairs rising to the first floor, storage cupboard, radiator, engineered oak flooring, and doors leading to the Kitchen, Lounge & Bedroom One.



KITCHEN & DINING AREA 8.9m x 3.95m (max)

Fitted with a range of beech effect base & wall mounted units, work surfaces, tiled splash-backs, stainless steel sink & drainer, breakfast bar, built-in double oven/grill, ceramic hob, stainless steel cooker hood, dishwasher, integrated fridge/freezer, tiled flooring to Kitchen, engineered oak flooring to Dining Area, 2 radiators, 2 windows to the rear elevation, glazed doors leading to the garden, and door leading to the Utility Room.

UTILITY ROOM 2.85m x 2.25m

Fitted with a range of beech effect units, work surfaces, stainless steel sink & drainer, tiled splash-backs, ceiling pulley, space for white goods, tiled flooring, and door leading to the Garage.

LOUNGE 5.15m x 4.1m

With window to the front elevation, 2 radiators, and engineered oak flooring.

BEDROOM ONE 3m x 2.65m

With window to the front elevation, radiator, and engineered oak flooring.

FIRST FLOOR: UPPER LANDING

With built-in linen cupboard, radiator, fitted carpet, and doors leading to the Bathroom, all Bedrooms, and the Office.

BATHROOM 3.1m x 2.7m

With modern white suite comprising WC, 'his & hers' wash basins, corner Jacuzzi bath, shower enclosure, chrome heated towel rail, partially tiled walls, tiled flooring, and Velux style window to the side elevation.



BEDROOM TWO/MASTER 5.45m x 5.25m (max)

With 2 dormer windows to the front elevation, 2 radiators, fitted carpet, 2 built-in wardrobes, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.9m x 2.45m

With modern white suite comprising vanity WC, counter-top wash basin, shower enclosure with mixer shower, built-in units, chrome heated towel rail, Respatex style wall panelling, tiled flooring, and Velux style window to the rear elevation.

BEDROOM THREE 4.85m x 2.85m

With 2 windows to the rear elevation, built-in mirrored wardrobe, radiator, and wood effect flooring.

BEDROOM FOUR 3.8m x 3m (max)

With window to the front elevation, built-in mirrored wardrobe, radiator, and wood effect flooring.

OFFICE/5TH BEDROOM 3m x 1.8m

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

GARAGE 7.15m x 5.15m (max)

Housing the oil-fired boiler, with 2 windows to the side elevation, lighting, power, door leading to the rear garden, and electric garage door to the front elevation.

GARDEN

The property is set within enclosed, easily maintained garden grounds, predominantly laid to lawn and complemented by a useful metal garden shed. A tarmac driveway, accessed via a shared private road, provides generous off-street parking for several vehicles.



Ruanah, Kilmore



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 and electricity. Drainage to shared Klargester septic tank (covered by a shared maintenance contract). Oil tank.

Council Tax: Band F

EPC Rating: C74

Gross Internal Floor Area: 175m²

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

The village of Kilmore is suitably located for access to the town's primary school campus, Oban High School, and the local hospital. 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

Proceed south out of Oban on the A816 towards Lochgilphead and continue for approximately 4 miles until arriving in Kilmore. Pass the signpost for 'Barran' on the left. Take the next left into a cul-de-sac with 5 properties. Ruanah is in the middle of the development and can be identified by the For Sale sign.

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 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

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

