



## Alltbeath

Musdale Road | Kilmore | PA34 4XX

Guide Price £390,000

**Fiuran**  
PROPERTY

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Alltbeath is a spacious 3 Bedroom detached Bungalow, occupying an elevated position with views across the surrounding countryside towards Loch Feochan. Set within mature garden grounds extending to approximately 1 acre, and benefiting from a detached double Garage, it offers an exceptional opportunity to acquire a wonderful family home in a stunning setting. A detached Pod, situated within the grounds, is also available to be included in the sale, providing excellent potential for guest accommodation or holiday let use.

Special attention is drawn to the following:-

## Key Features

- Impressive detached Bungalow in attractive rural setting
- Spectacular views towards Loch Feochan
- Large Lounge with elevated views & multi-fuel stove
- Dining Room off Lounge, with direct access to Kitchen
- Kitchen with large pantry and Utility Room
- Large double Bedroom with En Suite Shower Room
- 2 further double Bedrooms & family Bathroom
- Large, partially floored Loft
- Oil central heating
- All window coverings & flooring included
- White goods may be available under separate negotiation
- Mature garden of approximately 1 Acre
- Detached double Garage & Shed with standalone Office
- Private parking for several vehicles
- Modern, detached Pod within grounds
- No chain



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The property benefits from oil-fired central heating, a cosy multi-fuel stove in the Lounge, high-quality double glazing throughout, and excellent storage facilities.

Set within approximately 1 acre of beautifully maintained garden grounds, the property enjoys an impressive variety of mature trees, shrubs, hedging, lawns and herbaceous planting, creating a colourful and private outdoor environment. A pathway meanders through the lower garden, leading to a secluded raised seating area – the perfect spot to relax and enjoy the surroundings. The approach to the property is attractively illuminated, enhancing both its appeal and practicality after dark.

### **APPROACH**

Via shared driveway which leads to the private parking areas. Steps from the driveway lead to the entrance at the rear of the property into the Hallway.

### **HALLWAY**

With external glazed door with glazed side panel, 2 built-in cloak cupboards, 2 radiators, Loft access, fitted carpet, and doors leading to the Lounge, Kitchen, Utility Room, all Bedrooms, and the Bathroom.

### **LOUNGE** 6.5m x 4.8m

With large window to the front elevation, 'Wood-warm' multi-fuel stove with granite hearth, built in cupboard with shelving, fitted carpet, and opening to the Dining Area.

### **DINING AREA** 3.8m x 3.2m

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

### **KITCHEN** 4m x 3.2m

Fitted with a range of base & wall mounted units, work surfaces with matching upstands, stainless steel sink & drainer, Rangemaster cooker, cooker hood, built-in shelved pantry, radiator, ceiling downlights, vinyl flooring, window to the rear elevation, and door leading to the Utility Room.



**UTILITY ROOM** 4.1m x 3.2m (max)

Fitted with base & wall mounted units, work surfaces with matching upstands, stainless steel sink & drainer, built-in shelved cupboard (housing the hot water cylinder), further built-in cupboard (housing the electricity consumer unit), radiator, tiled flooring, and window to the rear elevation.

**BEDROOM ONE/MASTER** 4.7m x 4m

With window to the front elevation, 3 built-in wardrobes, built-in shelved cupboard, radiator, fitted carpet, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 3.15m x 1.95m (max)

With frosted window to the rear elevation, walk-in shower enclosure with Respatex style wall panelling, vanity wash basin, WC, chrome heated towel rail, wall-mounted mirrored unit with LED lighting, ceiling downlights, and tiled floor with underfloor heating.

**BEDROOM TWO** 3.6m x 3.2m

With window to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

**BEDROOM THREE** 3.6m x 3.2m

With window to the front elevation, 2 built-in wardrobes, radiator, and fitted carpet.

**BATHROOM** 2.5m x 1.9m

With glazed window to the rear elevation, bath with mixer shower over & glass shower screen, counter-top vanity wash basin, WC, chrome heated towel rail with radiator, ceiling downlights, partially tiled walls, and tiled flooring.



## LOFT

Partially floored space spanning the full length of the property, with folding wooden ladder, flooring and lighting.

## GROUNDS

The grounds extend to approximately 1 acre and are a particular feature of the property, comprising beautifully established and well-stocked sloping gardens with an impressive variety of mature trees, shrubs, rhododendrons, azaleas, hedging, lawns, herbaceous planting, and a pond. The grounds are bordered by mature woodland, creating a peaceful and private setting. Productive apple trees, along with gooseberry and blueberry bushes, provide an abundance of seasonal fruit, while a variety of wildlife, including resident squirrels, can often be observed throughout the gardens.

A standout feature of the landscaped lower garden is the elevated walkway which passes above a colourful array of planting and leads to a substantial seating and BBQ area. From here, there are delightful views across the gardens and surrounding countryside, providing an ideal setting for outdoor entertaining and relaxation.

A short pathway leads from the house to a substantial garden Shed, thoughtfully divided into a useful storage area (2.3m x 1.15m) and a separate Office/Studio space (2.3m x 1.55m). Benefiting from power and Cat 5 cabling, the office area provides an ideal environment for home working, hobbies or additional workspace.



A sweeping tarmac driveway, shared with the neighbouring property, leads to two generous gravelled parking areas: one situated beside the detached Garage, with steps ascending to the house, and a second located adjacent to the Pod. Exterior lighting leading to the property enhances both practicality and ambience, creating an attractive approach at all times of day.

**GARAGE** 5.45m x 5.1m

Providing excellent storage with double up-and-over doors, side window, power and lighting, including external power point and water tap.

**POD: KITCHEN/LIVING AREA** 4.05m x 1.15m (max)

Fitted with a range of base units, wood effect work surfaces over, sink & drainer, LPG gas hob, wall-mounted Viessman LPG fired boiler, Bedroom area with built-in double bed, radiator, wooden cladding to ceiling & walls, ceiling downlights, wood effect flooring, and door leading to the Shower Room.

**POD: SHOWER ROOM** 1.65m x 1.3m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower & Respatex style wall panelling, chrome heated towel rail, wall-mounted mirrored cabinet, ceiling downlights, and wood effect flooring.

**POD: EXTERIOR**

There is a decked seating area to the front of the Pod, overlooking the lower garden area.



## Alltbeath, 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 to private septic tank within grounds. Oil tank with external Grant Vortex central heating boiler.

**Council Tax:** Band F

**EPC Rating:** D57

**Gross Internal Floor Area:** 151m<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.

## DIRECTIONS

From Oban, proceed south on the A816 towards Lochgilphead and continue for approximately 4 miles until arriving in Kilmore. Turn left at the signpost for Barran, and carry on straight ahead until reaching a further signpost for Barran. At this signpost, turn right. Carry on straight ahead, then take a right signposted for Musdale. Alltbeath is accessed through a gate on the left, which can be identified by the For Sale sign.

## LOCATION

The community of Kilmore is situated some 5 miles south of the principal West Highland town of Oban, where there are schools, a hospital, supermarkets and GP practices. It is a transport hub with ferry links to the islands, a railway station with links to Glasgow and beyond, and a bus station, all conveniently located in the centre of Oban. With easy access to services, Alltbeath is located just off the A816 main road, in a delightful rural area of great natural beauty and tranquility. This impressive property enjoys expansive open views across Glen Feochan and the surrounding countryside towards Loch Feochan and the hills beyond by virtue of its elevated position and benefits from the protection and privacy afforded by the hillside rising behind.

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.

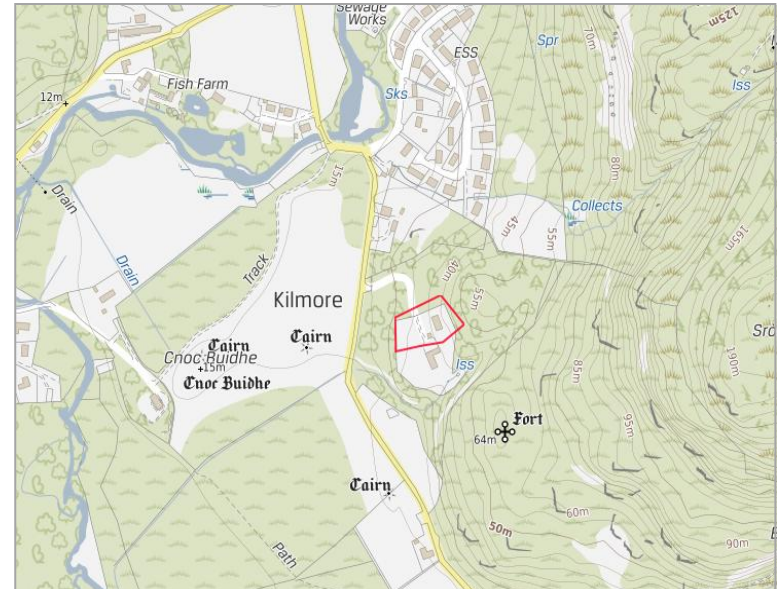
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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

PROPERTY

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