



12 Hayfield

Oban | Argyll | PA34 4PJ

Guide Price £525,000

Fiuran
PROPERTY

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12 Hayfield is an exceptional 5 Bedroom detached Home in a quiet cul-de-sac on the outskirts of the town of Oban, offering versatile accommodation, including 4 En Suites and a double Garage. Set within around ½ acre of enclosed gardens, with private parking and no onward chain.

Special attention is drawn to the following:-

Key Features

- Immaculately presented 5 Bedroom detached House
- Located in quiet cul-de-sac within walking distance of town
- Versatile accommodation, with potential for Annex
- Vestibule, Hallway, Kitchen/Diner, Lounge, Utility Room
- 5 Bedrooms, 4 En Suites, Office/Bedroom, Bathroom
- Detached double Garage with potential to convert
- Oil central heating, with underfloor heating to ground floor
- Excellent storage, including built-in wardrobes
- White goods, blinds & flooring included
- Some items of furniture available under separate negotiation
- Enclosed garden grounds extending to around 1/3 acre
- Attractive planting, seating areas & pond
- Private parking for several vehicles
- Rare opportunity to acquire a wonderful family home
- No chain



12 Hayfield is an immaculately presented 5 Bedroom detached House, situated within a quiet cul-de-sac and within walking distance of Oban town centre and its amenities. Offering spacious and versatile accommodation, this wonderful family home also provides potential for an annex, making it an appealing prospect for a variety of buyers.

The accommodation comprises a Vestibule, Hallway, open-plan Lounge/Kitchen/Diner, and Utility Room, together with 5 Bedrooms, four of which benefit from En Suite facilities. There is also a family Bathroom and a further room suitable for use as an Office or additional Bedroom. Excellent storage is available throughout, including built-in wardrobes.

Further benefits include oil central heating, underfloor heating to the ground floor and a detached double Garage with power and lighting. White goods, blinds and flooring are included in the sale, with some items of furniture available by separate negotiation.

The property occupies an enclosed plot extending to around 1/3 of an acre, featuring attractive established planting, seating areas and a pond. Private parking is available for several vehicles. A rare opportunity to acquire a beautifully maintained family home, offered for sale with no onward chain.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via electric gates leading into the mono-blocked driveway, providing private parking for several vehicles.

GROUND FLOOR: VESTIBULE 1.55m x 1.15m

With inset doormat, and glazed door leading to the Hallway.

HALLWAY

With 2 staircases leading to the first floor, built-in cloak cupboard, built-in shelved storage cupboard, further built-in cupboard (housing the hot water cylinder), ceiling downlights, tiled flooring, and doors leading to the Lounge/Kitchen/Diner, Bedroom One, Bedroom Two, the Office/Bedroom, and the Bathroom.

KITCHEN/DINER 5.45m x 5.3m (max)

Open-plan to the Lounge area, and fitted with a range of modern base & wall mounted units, work surfaces, centre island with breakfast bar, stainless steel sink & drainer, Range cooker, stainless steel cooker hood, American style fridge/freezer, dishwasher, ceiling downlights, tiled flooring, glazed alcove with space for dining furniture and windows to the rear & side elevations, doors leading to the Utility Room, and glazed sliding doors to the garden.



LOUNGE 7.05m x 5.3m (max)

With windows to the front & side elevations, tiled flooring, and glazed French doors leading to the garden.

UTILITY ROOM 3.4m x 1.55m

Fitted with a range of base & wall-mounted units, worktop, stainless steel sink & drainer, washing machine, oil-fired boiler, ceiling pulley, ceiling downlights, tiled flooring, and external door leading to the garden.

BEDROOM ONE 4.6m x 2.95m

With windows to the front elevation, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE 1.9m x 1.9m

With white suite comprising WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, tiled flooring, and window to the side elevation.

BEDROOM TWO 3.25m x 2.95m

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

OFFICE/BEDROOM 3.4m x 2.75m (max)

With windows to the rear elevation, built-in mirrored wardrobe, Loft access, and fitted carpet.

BATHROOM 2.85m x 2.75m

With modern white suite comprising bath, WC & double wash basins, shower enclosure with mixer shower, chrome heated towel rail, colour changing LED lighting, tiled flooring, and window to the rear elevation.

FIRST FLOOR: BEDROOM THREE 4.85m x 4.1m (max)

Master bedroom, with Velux style windows to the front & rear elevations, radiator, walk-in wardrobe (4.4m x 1.65m), ceiling downlights, fitted carpet, and door leading to the En Suite.



BEDROOM THREE EN SUITE 3.3m x 2.45m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, mirror with LED lighting, partially tiled walls, vinyl flooring, and Velux style windows to the rear elevation.

BEDROOM FOUR 5.25m x 3.45m (max)

With dormer window to the side elevation, radiator, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM FOUR EN SUITE 2.55m x 1.5m

With white suite comprising WC & wash basin, shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, tiled flooring, and Velux style window to the side elevation.

BEDROOM FIVE 5.75m x 5.25m (max)

With dormer window to the side elevation, radiator, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM FIVE EN SUITE 2.55m x 1.5m

With white suite comprising WC & wash basin, shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, tiled flooring, and circular Skylight.

DETACHED GARAGE 7.9m x 5.9m

With 2 garage doors to the front (one electric & one manual), pedestrian door and window to the side, power, lighting, and partially floored mezzanine. Potential to convert into additional accommodation (subject to the relevant consents).

GARDEN

Mostly enclosed by hedging, the garden provides a good degree of privacy and security. The main garden is predominantly laid to lawn, with a variety of established shrubs and trees adding colour, character and interest throughout the seasons. The grounds offer generous outdoor space for relaxing and family activities. A further enclosed section within the grounds provides a particularly useful area for pets, with a secure boundary and low-maintenance finish. This area is mainly laid to stone chippings, complemented by paved sections, and features a pond and attractive seating areas, creating a pleasant spot to enjoy the garden. The various garden areas offer flexibility for both leisure and practical use, with scope to personalise the outdoor space to suit individual needs.



12 Hayfield, 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 electricity, water and drainage. Oil tank.

Council Tax: Band G

EPC Rating: C78

Gross Internal Floor Area: 242m2

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

Situated in a quiet & child-safe cul-de-sac off Glenshellach Road, 12 Hayfield offers excellent privacy yet is only a short walk from Oban town centre. 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. At the roundabout, take a right onto Glengallan Road. Take a right at the next roundabout. Follow the road, bearing to the left onto Glenshellach Road. At the top of the hill, take a left into Hayfield. No.12 is the first house on the left 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.

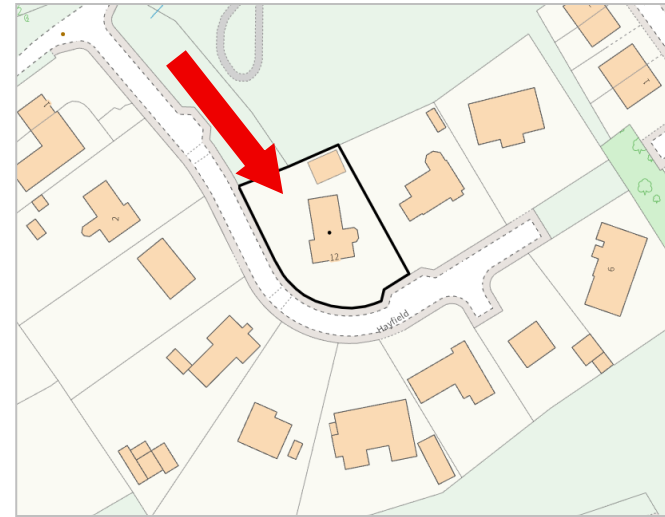
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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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