



## Fraoch

Ardlarach Road | Ardfern | Argyll | PA31 8JA

Guide Price £340,000

**Fiuran**  
PROPERTY

# Fraoch

Ardlarach Road | Ardfern | Argyll | PA31 8JA

Located in the sought-after village of Ardfern, *Fraoch* is a modern four-Bedroom detached house set in a peaceful, elevated position to the edge of the village. The property is within comfortable walking distance of village amenities and Ardfern Yacht Centre, making it ideal for those seeking a coastal lifestyle. Externally, the house benefits from a private driveway and a spacious, enclosed garden that is designed for ease of maintenance.

Special attention is drawn to the following:-

## Key Features

- Modern four Bedroom detached house
- Porch, Hallway, Lounge with woodburning stove
- Kitchen/ Dining room, Utility room
- Ground floor Bedroom, Shower room
- 3 first floor Bedrooms
- New windows installed in October 2025
- Recently installed, modern and efficient electric heating
- Elevated position offering scenic views
- Enclosed and easily maintained garden
- Window coverings and fitted flooring included
- Garden shed (including power and lighting) and log store
- Large, floored loft space offering an abundance of storage
- All white goods included in sale
- Private driveway offering parking for several vehicles
- Popular village location, short commute to Oban & Lochgilphead
- Close to local amenities and Bus service
- Beautifully presented condition, no chain



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The ground floor accommodation comprises an entrance Porch and Hallway with stairs to the first floor, modern and spacious fitted Kitchen/ Dining room, Lounge with woodburning stove, Bedroom, Shower room and Utility room.

The first floor offers a bright landing with large storage cupboards, three Bedrooms including a large master Bedroom, further double Bedroom and a fourth Bedroom which could be used as office or storage space. Access is also available to the loft space which is partially floored and offers an abundance of storage space.

In a beautifully presented condition, Fraoch benefits from modern 'Electrorad' electric radiators along with double glazed windows which were installed in October 2025.

The generous garden is enclosed and boasts a garden shed and log store along with ample private parking. Situated in a quiet village setting the property is a short commute to Oban (North) and Lochgilphead (South).

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

#### **APPROACH**

Via private parking from the driveway through an entrance door at the rear of the property into the Utility room or via an entrance door into the Porch to the front of the property.

#### **ENTRANCE PORCH 1.7m x 1.1m**

With entrance door leading via steps from the front garden, tiled flooring and partially glass paneled door leading to the Hallway.

#### **HALLWAY**

With wood effect laminate flooring, doors leading to the Kitchen/Dining room, Lounge, Bedroom one and Shower room, stairs leading to the first floor, shelved storage cupboard and electric radiator.

#### **KITCHEN/ DINING ROOM 7.1m x 3m**

Fitted with a range of base and wall mounted storage units, wooden work surfaces, tiled splash backs, stainless steel sink & drainer, electric built in oven with 4 ring hob above and extractor unit overhead, fridge, dishwasher, wood effect laminate flooring, electric radiator, windows to the rear elevation, large storage cupboard/ pantry and doors leading to the Hallway and Utility room.

#### **UTILITY ROOM 3m x 1.8m**

Fitted with a range of base level units, wooden work surfaces with washing machine and freezer below, stainless steel sink/ drainer, tiled flooring, electric radiator, window to the side elevation, storage cupboard (housing the hot water tank) and exterior door to the driveway.



**LOUNGE** 3.8m x 3.3m

With wood effect laminate flooring, electric radiator, woodburning stove with slate hearth, windows to the side and front elevation overlooking the garden and door leading to the Hallway.

**BEDROOM ONE** 3.5m x 3.2m

With wood effect laminate flooring, electric radiator, window to the front elevation overlooking the garden and door leading to the Hallway.

**SHOWER ROOM** 2.2m x 1.6m

With modern white suite comprising walk-in shower enclosure with tiled splash back and electric shower over, WC and wash basin with tiled splash back, heated towel rail, tiled flooring and window to the side elevation.

**FIRST FLOOR:**

**FIRST FLOOR LANDING**

With stairs leading from the ground floor Hallway, carpeted flooring, two large storage cupboards, velux style window and doors leading to all first-floor rooms.

**BEDROOM TWO (MASTER)** 3.9m x 3.7m

With carpeted flooring, electric radiator, wardrobe, window to the front elevation overlooking the garden and views beyond.



**BEDROOM THREE** 3.8m x 3.4m

With carpeted flooring, electric radiator, large wardrobe, hatch and fold down ladder leading to the loft space (partially floored and includes lighting), window to the front elevation overlooking the garden and views beyond.

**BEDROOM FOUR** 2.8m x 2.7m

With carpeted flooring, electric radiator, window to the side elevation and velux style window to the rear elevation.

**BATHROOM** 2.2m x 2m

With modern white suite comprising bath with partially tiled splash back and electric shower over, WC and wash basin with tiled splash back, heated towel rail, tiled flooring and velux style window to the rear elevation.

**GARDEN**

The property enjoys a fully enclosed wrap around garden situated in a peaceful village setting. Partly bordered by mature trees and shrubs that provide vibrant, seasonal colour throughout the year and partly to easily maintained lawns, the garden also boasts an attractive patio area to the front of the property offering the perfect spot to relax with a coffee or evening drink. Included in the sale are a well-maintained garden shed (including power and lighting) and log store. A large private driveway offers parking for several vehicles.





**Fraoch, Ardlarach Road, Ardfern**

*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.

**Council Tax:** Band E

**EPC Rating:** D64

**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

Ardfern is a small village in a tranquil rural location situated just off the A816 around 24 miles from Oban (North) and around 16 miles to Lochgilphead (South). The village has a strong maritime character, centred around Ardfern Yacht Centre. Despite its small size, Ardfern has a close-knit community and basic amenities, including a village hall, well stocked village shop, primary school, the popular Galley of Lorne pub and restaurant and access to local services nearby. It is popular with sailors, walkers, and visitors seeking a quiet base for exploring the west Highlands and islands. Wildlife such as seals, otters, seabirds, and deer are commonly seen in the area.

## DIRECTIONS

From the A816 turn into the B002 (signposted 'Ardfern'), proceed around 1.5 miles into the village and turn right immediately past Craignish Primary school, (signposted 'Ardlarach Road') the property can be found around 200 yards to the right-hand side, identified by the Fiuran '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.

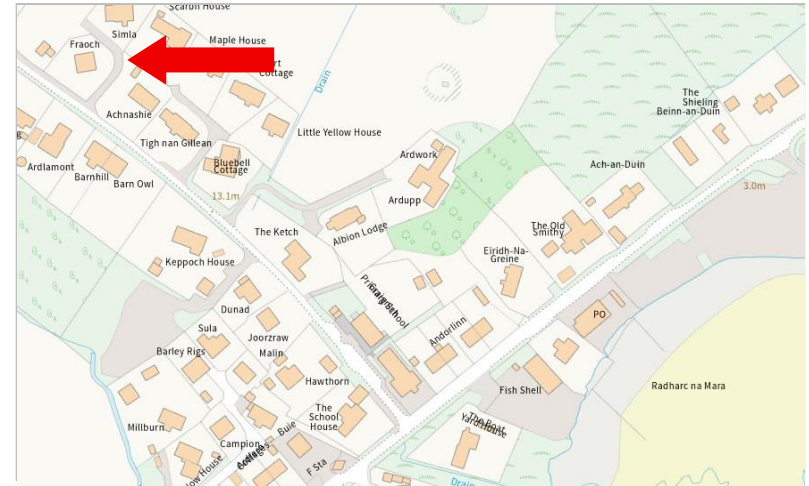
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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.



# Fiuran

PROPERTY

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