



Lismore House

Rockfield Road | Oban | PA34 5DQ

Guide Price £340,000

Fiuran
PROPERTY

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Lismore House is an attractive stone-built end-terrace Villa offering four Bedrooms and enjoying stunning views across Oban Bay. Ideally located within a short walk of Oban town centre, the property also benefits from private parking, making it a superb choice for a spacious family home.

Special attention is drawn to the following:-

Key Features

- Beautiful 4 Bedroom stone-built Villa
- Elevated position close to McCaig's Tower
- Views across Oban Bay from front
- Porch, Lounge, Dining Room, Kitchen, Utility Room
- 4 Bedrooms, Study, Bathroom, Shower Room
- Partially floored Loft space
- Gas central heating with combi boiler
- Double glazing to rear & triple to front elevation
- Period features, including wooden staircase & doors
- Ample storage including built-in bedroom furniture
- Window coverings, flooring & white goods included
- Easily maintained garden with shed & store
- Private off-road parking
- Short walk to Oban town centre



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The generously proportioned ground floor accommodation comprises an entrance Porch leading into a welcoming Hallway with staircase to the upper level, a spacious Lounge featuring a Bay window and an attractive fireplace with gas fire, and a separate Dining Room. The modern fitted Kitchen is equipped with a range of white goods and is complemented by a useful Utility Room. A modern Shower Room and a well-appointed ground floor Bedroom complete this level.

On the first floor, the property offers three further double Bedrooms, including a superb Master Bedroom with built-in furniture, a Study ideal for home working, and a contemporary family Bathroom. There is also access to a partially floored loft, providing additional storage space.

Further benefits include gas central heating, triple glazing to the front elevation, and a range of quality finishes throughout. The property was rewired in 2007 and the roof reslated in 2014, offering added peace of mind. All flooring and window coverings are included within the sale.

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

APPROACH

Via private parking to the side of the property, and entrance door at the front into the Porch or at the rear into the Utility Room.

GROUND FLOOR: PORCH

With window to the side elevation, tiled flooring, and glazed internal door leading to the Hallway.

HALLWAY

With stairs rising to the first floor, radiator, fitted carpet, and doors leading to the Lounge, Dining Room, Kitchen, Utility Room and Bedroom One.



LOUNGE 5.2m x 4.05m (max)

With Bay window to the front elevation, radiator, attractive fireplace with gas fire, and fitted carpet.

DINING ROOM 5.2m x 4.05m (max)

With window to the front elevation, radiator, shelved recess with lighting, and fitted carpet.

KITCHEN 3.9m x 2.75m

Fitted with a range of modern cream base & wall mounted units, complementary worktops, matching splash-backs, sink & drainer, built-in oven, gas hob, stainless steel cooker hood, dishwasher, integrated fridge/freezer, window to the rear elevation, ceiling downlights, under-cabinet lighting, radiator, and tile effect flooring.

UTILITY ROOM 2.3m x 1.8m

With wood effect worktop, washing machine, tumble dryer, window to the rear elevation, tile effect flooring, door leading to the Shower Room, and external door to the back yard.

SHOWER ROOM 2.3m x 1.2m

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

BEDROOM ONE 2.65m x 2.6m

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



FIRST FLOOR: UPPER LANDING

With window to the rear elevation, access to the Loft, fitted carpet, and doors leading to all upstairs Bedrooms, the Study and the Bathroom.

BEDROOM TWO 3.95m x 2.85m

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

BEDROOM THREE 4m x 3.45m

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

BEDROOM FOUR/MASTER 5.2m x 4.05m (max)

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

STUDY 1.75m x 1.6m

With window to the side elevation, radiator, built-in desk & shelving, and fitted carpet.

BATHROOM 2.6m x 2.15m

With modern white suite comprising bath, WC & vanity wash basin, shower enclosure with electric shower, window to the rear elevation, heated towel rail, partially tiled walls, and tiled flooring with underfloor heating.

GARDEN

Externally, the property benefits from a rear yard with a drying green and a useful garden store integrated into the retaining wall. Beyond this, a sloping lawned area is planted with a variety of small trees and shrubs. To the front, there is an attractive gravelled garden, while to the side the property offers a timber shed/lean-to and the advantage of private parking.



Lismore House, 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, gas, and drainage.

Council Tax: Band F

EPC Rating: D62

Gross Internal Floor Area: 133m²

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 the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. Take a left at the crossroads on to Ardconnel Road. Turn right at the next crossroads onto Ardconnel Terrace, and follow the road straight ahead onto Rockfield Road. Lismore House is 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.

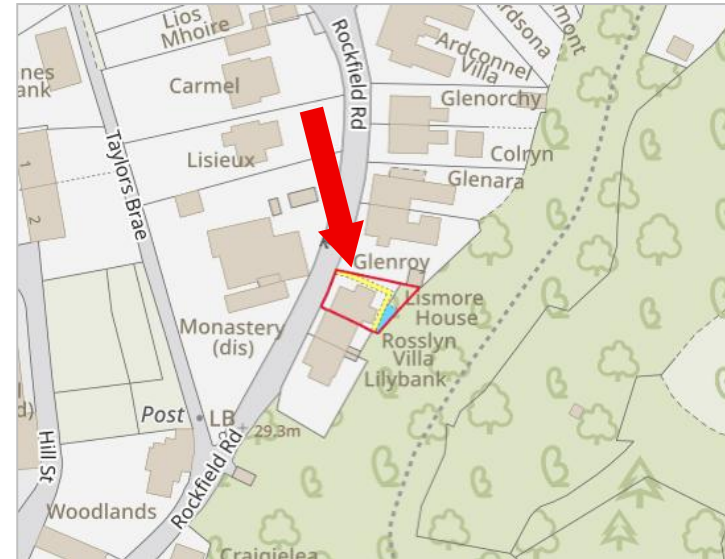
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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.



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