



TIGH AN DUIN | GLENMORE ROAD | OBAN | PA34 4PG

REDUCED GUIDE PRICE: £395,000 (£55,000 BELOW HOME REPORT VALUATION)

Peacefully nestled on the popular Glenmore Road, in the West coast town of Oban, the subjects of sale form a most desirable traditional detached villa, set in elevated private garden grounds, with views towards the Isle and Sound of Kerrera. Ideally centrally located to take full advantage of the town's facilities and amenities, Tigh an Duin offers spacious accommodation, conveniently arranged over two floors, comprising a formal lounge and separate dining room with bay windows and fireplaces, a generous kitchen/diner with utility room, and cloakroom all on the ground floor, whilst a bathroom, four bedrooms and a study/5th bedroom on the first floor, complete the accommodation. Boasting many original features including a grand carved wooden entrance door, pitch pine staircase, panelled internal doors, plaster cornicing, ceiling roses, and high ceilings, Tigh an Duin would make a fantastic family home, idyllic holiday retreat, or investment opportunity in a buoyant rental market, however upgrading and modernisation would be advantageous.

Oban itself provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of businesses, offices, shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as "The Seafood Capital of Scotland", the town is also the Gateway to the Isles, with ferry, train and air services linking the islands to the mainland and central belt.

- Traditional Detached Period Villa
- Idyllic Elevated Position with partial Sea Views
- Boasting Many Original Features
- Lounge with Bay Window & Open Feature Fireplace
- Dining Room with Bay Window & Fireplace
- Kitchen/Diner & Utility Room
- 4 Bedrooms & Study/5th Bedroom
- Bathroom & Separate Cloakroom
- Double Glazing & Electric Heating
- Private Garden of around 0.3 Acres
- Off-Road Prescriptive Rights of Parking & Access
- EPC Rating: G 20

MacPhee & Partners

First Floor, 26 George Street, Oban, PA34 5SB
01631 565 251

property@macphee.co.uk :: www.macphee.co.uk

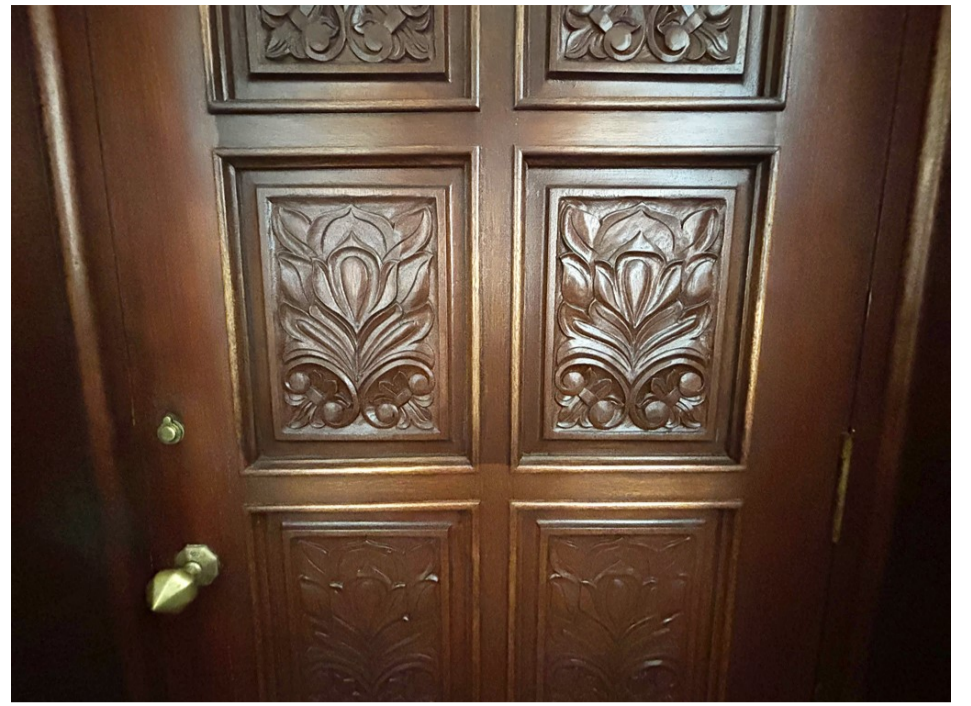


rightmove
find your happy

ZPG

PrimeLocation.com





Accommodation

Entrance Vestibule 1.4m x 1.4m

Grand carved front door with decorative panel above. Plaster corning. Door to entrance hallway.

Entrance Hallway 4.1m x 1.4m

With stairs to upper level. Plaster corning. Doors to lounge, dining room and kitchen/diner.

Lounge 5.2 x 3.8m

Slight L-shaped, with Bay window to front sea views. Open fire with cast iron surround and decorative tiling, tiled hearth and wooden overmantle. Built-in press cupboard. Plaster corning and ceiling rose.

Dining Room 5.2m x 3.8m

With Bay window to sea views, and window to side. Tile boarded fire, with wooden overmantle. Plaster corning and ceiling rose.

Kitchen/Diner 4.2m x 4.0m

With windows to side and rear. Fitted with beech effect kitchen units, offset with marble effect work surfaces and upstand. Creda extractor hood. Tiled splashback. Built-in cupboard, housing hot water tank. Doors to utility room and rear hallway.

Utility Room 2.0m x 1.8m

With window to side. Wood effect kitchen units, offset with stone effect work surfaces. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Plumbing for washing machine. Built-in press cupboard with louvre doors. Understair area, with light and power.

Rear Hallway & Porch 2.9m x 2.0m

T-shaped, with windows to sides and rear. Tiled flooring. Wooden door to rear garden and door to cloakroom.

Cloakroom 1.5m x 0.9m

Frosted window to side. White WC. Wooden tongue-and-groove half walling. Tiled flooring.

Half-Landing

With decorative window to side. Stairs to upper landing. Door to bathroom.

Bathroom 2.0m x 1.9m

With frosted window to side. Fitted with white suite of WC, wash hand basin set on gloss white vanity unit, and bath with shower attachment over. Half tiled walls. Heated towel rail.

Upper Landing 3.3m x 2.0m

T-shaped, with built-in press cupboard, and hatch to loft. Plaster corning. Doors to bedrooms and study.

Bedroom 4.3m x 3.6m

With windows to front sea views, side and rear. Plaster corning.

Bedroom 3.2m x 2.3m

With window front sea views. Fitted wardrobes and dressing table.

Bedroom 3.3m x 3.2m

With window to front sea views. Fitted wardrobes, and window seat drawers. All plaster corning.

Study 2.5m x 2.0m

L-shaped, with window to side. Fitted shelving.

Bedroom 4.2m x 3.2m

With windows to side and rear. Fitted wardrobes and drawers.

Garden

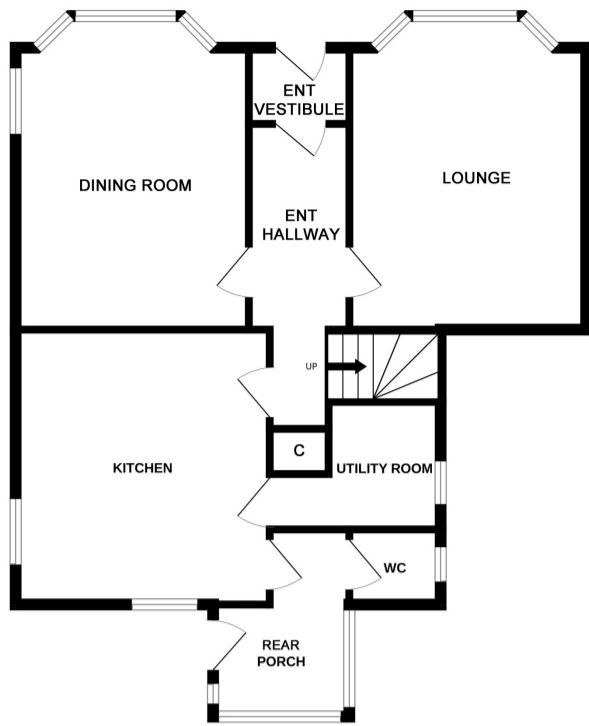
Tigh an Duin is approached by two sets of steps leading up to the property. The grounds, equating to around 0.3 acres, are laid to a mixture of lawn, gravelled areas and pathways, with a paved patio area to the front, enjoying the views, offset with mature trees, shrubs, and hedging. There is a parking area below the property with prescriptive rights of parking and access.



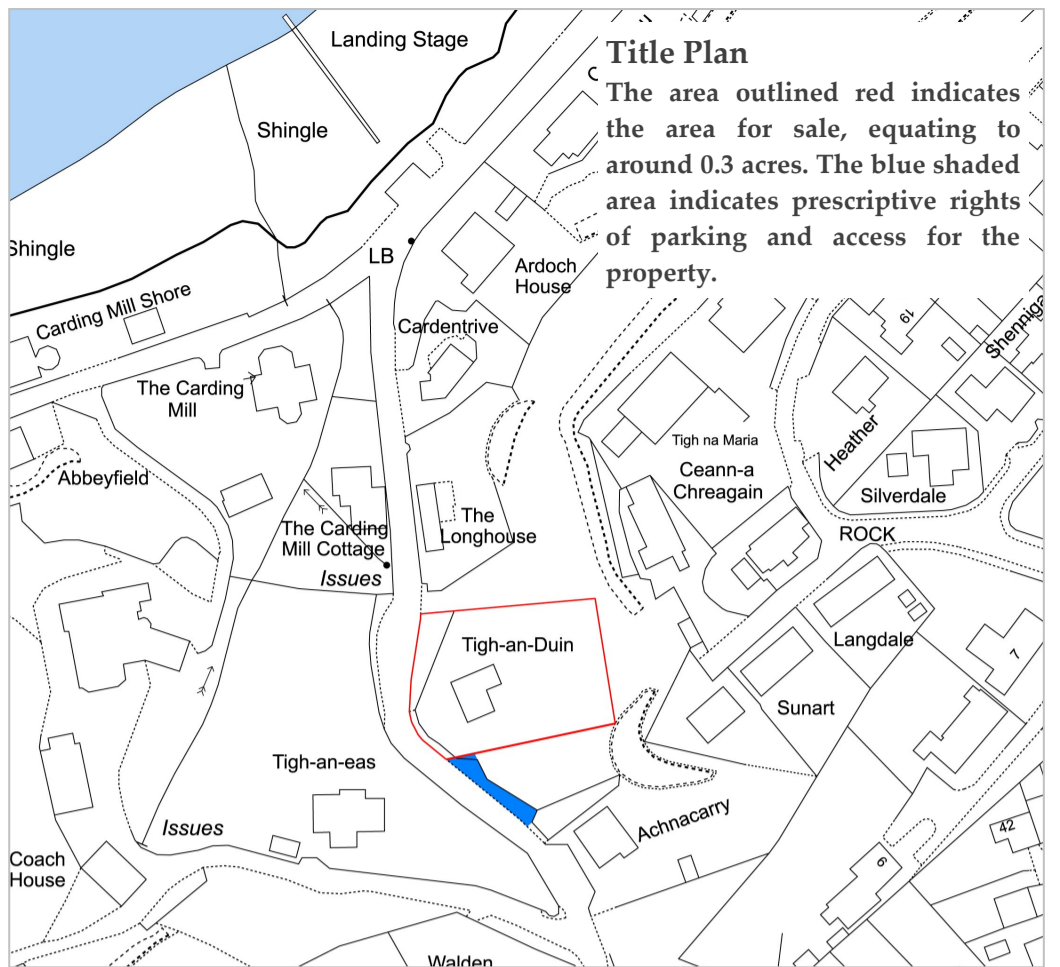
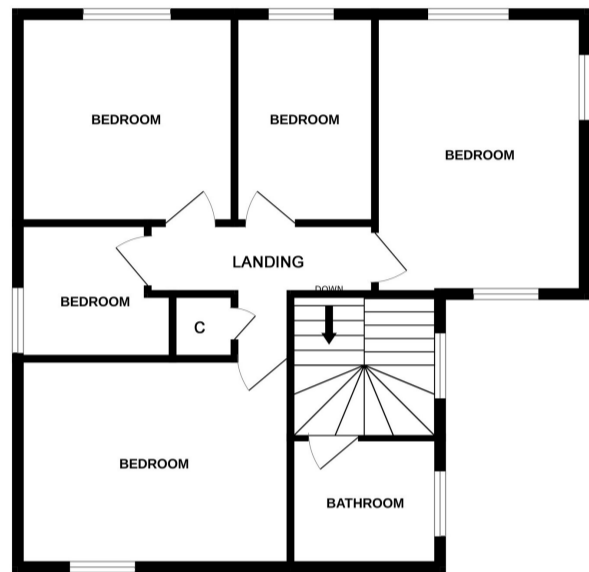


Floor Plan

Ground Floor



First Floor



Travel Directions

Approaching Oban from the north, proceed through the town on the A85 for half a mile to the roundabout at Argyll Square. Indicate right where signposted Gallanach, staying in the left hand lane. Proceed round, turning left immediately on to Albany Street. Continue ahead, passing the police station and when the road splits, follow the left hand road for the ferry. Bear right where signposted Gallanach and Puffin Dive Centre and continue along Gallanach Road for around half a mile. Turn left on to Glenmore Road and proceed up the hill, Tigh an Duin is the third property on the left hand side, with prescriptive parking rights.



panoramic.them.pigment



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).