



Rowan

Glenmore Road | Oban | PA34 4NB

Offers Over £335,000

Fiuran
PROPERTY

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Rowan is a charming 3/4 Bedroom detached Villa offering flexible accommodation, ideally situated within easy walking distance of Oban town centre. Beautifully presented throughout, the property benefits from a private garden and off-street parking, making it a superb choice for a perfect family home.

Special attention is drawn to the following:-

Key Features

- Immaculately presented 3/4 Bedroom detached Villa
- In quiet location within walking distance of town centre
- Porch, Hall, Kitchen, Dining Room, Lounge, Bathroom
- 3 double Bedrooms, 4th Bedroom/Office, Shower Room
- Gas central heating & multi-fuel stove in Lounge
- Replacement double glazed windows throughout
- Good storage, including 2 Loft spaces
- Floor coverings & white goods included in sale
- Window coverings & items of furniture available separately
- Replacement guttering and gas boiler
- Mature garden surrounding property
- Summerhouse, external store/shed & log store
- Glimpses of Oban Bay from top of garden
- Driveway with off-street parking



Rowan is a charming 3/4 Bedroom detached Villa offering flexible accommodation, ideally situated within easy walking distance of Oban town centre. Beautifully presented throughout, the property benefits from a private garden and off-street parking, making it a superb choice for a perfect family home.

The ground floor accommodation comprises a welcoming Porch and Hall with staircase leading to the first floor, a modern fitted Kitchen featuring a Range-style cooker, a spacious Dining Room, a bright Lounge with multi-fuel stove, and a ground floor Bedroom/Office with Shower Room off.

On the first floor, there are 3 well-proportioned Bedrooms and a family Bathroom. The property also benefits from two Loft areas, one accessed from the upper landing and the other from the Kitchen, offering excellent additional storage.

Further enhancing the appeal of Rowan are gas central heating and replacement double glazing throughout. Externally, the attractive garden grounds provide a delightful outdoor space, complete with a summerhouse and attractive glimpses towards Oban Bay.

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

APPROACH

Via driveway with off-street parking to the side of the property, and entrance at the front into the Porch.

GROUND FLOOR: PORCH

With windows to both side elevations, tiled flooring, and glazed door leading to the Hall.

HALL

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

LOUNGE 4.7m x 3.9m (max)

With sash & case Bay window to the front, radiator, Red Italian marble fireplace with multi-fuel stove, shelved recess, and fitted carpet.

DINING ROOM 4.7m x 4.3m (max)

With sash & cash Bay window to the front, further window to the side, radiator, wooden flooring, and doors leading to the Kitchen and Bedroom One/Office.



KITCHEN 4.6m x 3m

Fitted with a range of cream base & wall mounted units, wood effect work surfaces, tiled splash-backs, stainless steel sink & drainer, Range cooker, cooker hood, tall fridge/freezer, integrated dishwasher & washing machine, tile effect flooring, counterweighted pendant light, access to a Loft (housing the gas boiler), windows to the front & rear elevations, and external door leading to the rear garden.

BEDROOM ONE/OFFICE 2.75m x 1.9m

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

SHOWER ROOM 2.1m x 2.05m (max)

Newly fitted Wet room, with WC, wall-mounted wash basin, mixer rain shower, chrome heated towel rail, recess, ceiling downlights, tiled walls, resin flooring, and window to the rear elevation.

FIRST FLOOR: MIDDLE LANDING

With stairs rising to the top landing, fitted carpet, window to the rear elevation, and door leading to the Bathroom.

BATHROOM 2.85m x 1.95m

Newly fitted, with wall-mounted WC & wash basin, bath with electric shower over, radiator, chrome heated towel rail, partially tiled walls, wood effect flooring, and window to the side elevation.



FIRST FLOOR: TOP LANDING

With fitted carpet, built-in cupboard (housing the hot water cylinder), and doors leading to Bedroom Two, Bedroom Three, and Bedroom Four.

BEDROOM TWO 4.7m x 3.4m (max)

With sash & case Bay window to the front elevation, further window to the side elevation with views of McCaig's Tower, radiator, and fitted carpet.

BEDROOM THREE 2.9m x 2.2m

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

BEDROOM FOUR 4.7m (max) x 3m

With sash & case Bay window to the front elevation, radiator, and fitted carpet.

GARDEN

The property is set within a mature garden featuring a variety of established shrubs and trees, creating an attractive and private outdoor space. To the rear, there is an external store/shed with power, along with a log store, while the side garden hosts a charming summerhouse. From the upper section of the garden, there are distant sea views. A gravelled driveway to the side of the property provides convenient off-street parking.



Rowan, 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 E

EPC Rating: D61

Gross Internal Floor Area: 113m²

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 Argyll Square head along Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Drive to the top of Glenmore Road, and Rowan is on the left at the top of the hill.

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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