

Ardmore

Crannaig a Mhinister | Oban | PA34 4LX

Offers Over £499,950

Fiuran PROPERTY

Ardmore

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Ardmore is a stylish and well-proportioned 4/5 Bedroom detached House with stunning views of Oban Bay, offering versatile accommodation, established gardens, detached Workshop/Garage and ample private parking. A self-contained Studio Annex adds to the appeal of this impressive property, making it an ideal home for extended family, guests or potential additional income.

Special attention is drawn to the following:-

Key Features

- Modern & spacious 4/5 Bedroom detached House
- Fantastic views of Oban Bay & islands beyond
- Kitchen/Diner, Utility Room, Sun Room, WC, Lounge
- 4 Bedrooms, Sitting Room/Bedroom, Bathroom, En Suite
- Stunning self-contained Studio Annex
- Gas central heating, 2 log burners & 1 multi-fuel stove
- Double glazing throughout
- Modern features including ceiling downlights
- Excellent storage, including partially floored Loft
- Window coverings & flooring included
- Established garden surrounding property
- Lawned areas, drying green & log store
- Paved viewpoint/seating area with glazed balcony
- Detached Workshop/Garage with power & lighting
- Private driveway providing parking for several vehicles
- No chain



Ardmore is an impressive and well-proportioned 4/5 Bedroom detached House, enjoying fantastic views across Oban Bay towards the islands beyond. Offering spacious and versatile accommodation, the property is ideally suited to family living, with the added benefit of a stunning self-contained Studio Annex, providing excellent flexibility for extended family, visiting guests or potential additional income.

The main accommodation comprises a substantial Lounge with breathtaking views, modern open plan Kitchen/Diner, Utility Room, Sun Room, WC, four Bedrooms, a further Sitting Room which could also be used as a fifth Bedroom, Bathroom and En Suite. The property benefits from gas central heating, double glazing throughout and a combination of two log burners and a multi-fuel stove, creating a warm and inviting atmosphere. There is also excellent storage, including a partially floored Loft, with window coverings and flooring included in the sale.

Externally, the property is surrounded by established gardens incorporating neatly maintained lawned areas, a drying green, log stores and a paved seating area with glazed balcony, providing a wonderful spot to enjoy the views. A detached Workshop/Garage with power and lighting, together with a private driveway offering parking for several vehicles, completes this attractive home.

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

APPROACH
Via private driveway leading to the front of the property, and entrance via the covered Porch into the Vestibule.

GROUND FLOOR: VESTIBULE
With entrance door & window to the front elevation, further window to the side, wood effect flooring, internal window to the Hallway, and glazed internal door leading to the Hallway.

HALLWAY
With carpeted staircase rising to the first floor, wood burning stove, wood effect flooring, opening to the Kitchen/Diner, and doors leading to Bedroom One, Bedroom Two, the Sitting Room/Bedroom, and WC.

KITCHEN/DINER 6.75m x 5.3m (max)
Fitted with a range of modern white gloss base & wall mounted units, Quartz work surfaces & breakfast bar, sink & drainer, tiled splash-backs, built-in double oven/grill, ceramic hob, cooker hood, integrated dishwasher, radiator, wood effect flooring, windows to the front & rear elevations, and door leading to the Utility Room.

UTILITY ROOM 3.05m x 1.6m
With window to the rear elevation, space for white goods, built-in storage cupboard, tile effect flooring, and door to the Sun Room.





SUN ROOM 4.2m x 3.1m
With windows to the front, side & rear elevations, tiled flooring, and glazed door leading to the rear garden.

BEDROOM ONE 3.9m x 2.8m
With window to the side elevation, radiator, and fitted carpet.

BEDROOM TWO 2.7m x 2.35m
With window to the side elevation, radiator, and fitted carpet.

SITTING ROOM/BEDROOM 4.7m x 4m
With windows to the front elevation, radiator, multi-fuel stove, recessed shelves, and wood effect flooring.

WC 2.7m x 1.75m (max)
With modern white suite comprising WC & vanity wash basin, chrome heated towel rail, under-stair storage cupboard, vinyl flooring, and window to the rear elevation.

FIRST FLOOR: UPPER LANDING
With window to the rear elevation, radiator, fitted carpet, access to the Loft, and doors leading to the Lounge, Bedroom Three, Bedroom Four and the Bathroom.

LOFT
Partially floored storage space.

LOUNGE 6.7m x 4.8m
With windows to the front & side elevations, 2 radiators, fireplace with wood burning stove, and wooden flooring.

BEDROOM THREE 4.6m x 3.9m (max)
With windows to the side elevation, radiator, wardrobe recess, and fitted carpet.

BEDROOM FOUR/MASTER 5.1m x 3.2m
With windows to the front elevation, radiator, fitted carpet, and door leading to the En Suite.









EN SUITE SHOWER ROOM 3.2m x 1.85m
With modern white suite comprising WC & wash basin, large shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

BATHROOM 2.7m x 1.85m
With modern white suite comprising bath, WC & vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, vinyl flooring, and window to the rear elevation.

ANNEX (SEOMAR BEAG): LIVING AREA 4.55m x 3.75m (max)
Kitchenette with modern base units, work surfaces with breakfast bar, sink, tiled splash-backs, wall-mounted electric heater, wood effect flooring, window to the front elevation, and sliding door leading to the Shower Room.

ANNEX SHOWER ROOM 1.9m x 0.8m
With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, Respatex style wall panelling, and tiled flooring.

WORKSHOP/GARAGE 5.15m x 3.15m
With pedestrian door to the side elevation, windows to the front & side elevations, power, lighting, and Loft. Potential to add garage door to the front.

GARDEN
The property benefits from generous outdoor space, featuring a sweeping driveway to the front providing ample private parking for several vehicles, alongside a neat lawned area offering an ideal space for children to play. To the rear, there is a sloping garden mainly laid to grass and a designated drying green. Established trees, mature hedging and shrubs provide a good degree of privacy. A paved viewpoint/patio area with glass balustrade provides an attractive spot to sit and enjoy the surrounding outlook. There is also a useful log storage area, adding to the practicality of the outdoor space.











Ardmore, 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 G

EPC Rating: D68

Internal Floor Area: 215m2

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 travel along Albany Street and follow the road around and up Crannaig a Mhinister. Ardmore is on the left at the top of the hill 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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