



**Premier  
Properties**  
Perth



## Bracklinn Glenmore Road, Oban, PA34 4ND Offers Over £450,000

 4  4  nu  E

Nestled in an elevated and private position, Bracklinn combines timeless charm with modern sophistication, making it an ideal choice for a variety of buyers. From those seeking a spacious family residence to those interested in creating a versatile annexe, with a current short-term let license in place.

As you enter the ground floor, you are greeted by a welcoming entrance hall that leads to an elegant living room, where you can enjoy commanding views. This level also features two generously sized double bedrooms, each with its own en suite shower, providing comfort and privacy. A snug area with delightful harbour views and a practical utility room complete the ground floor layout.

Moving to the first floor, you will find a spacious landing that leads to a stylish open-plan kitchen-dining area, perfect for entertaining guests. An additional living room or double bedroom offers stunning outlooks, while another double bedroom with an en suite shower and a family bathroom provide ample accommodation for family and friends. The property also benefits from an abundance of storage space.

**Garden & Outdoors:** Enjoy a large, private garden to the side of the property, offering uninterrupted panoramic views of Oban's Harbour—an ideal setting for outdoor living and entertaining. There is also a plot of land to be sold with the property that is approximately 0.12 acres that could be suitable for a variety of uses.

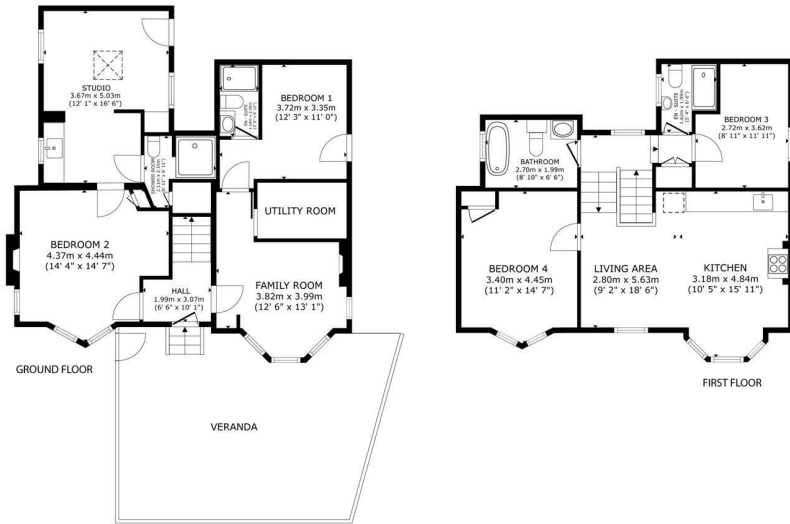
**Parking & Access:** Benefit from a dedicated off-street parking bay for two vehicles, along with shared driveway parking and additional parking options conveniently located nearby.

This captivating home combines period elegance with contemporary comforts, set against the backdrop of some of the most spectacular views Oban has to offer. An unmissable opportunity to acquire a truly special property in a prime location.

This captivating home combines period elegance with contemporary comforts, set against the backdrop of some of the most spectacular views Oban has to offer. An unmissable opportunity to acquire a truly special property in a prime location.

- 4 bedrooms
- Spectacular harbour views
- Traditional detached home
- Located on Glenmore Road
- Private rear garden
- Double glazing throughout
- Elegant living room
- Open-plan kitchen-dining
- Off-street parking available
- Viewing highly recommended





Bracklinn, Glenmore Road, Oban, PA34 4ND

GROSS INTERNAL AREA  
 GROUND FLOOR: 75.0 m<sup>2</sup> (807 sq.ft.); FIRST FLOOR: 63.7 m<sup>2</sup> (686 sq.ft.)  
 EXCLUDED AREAS: VERANDA 39.7 m<sup>2</sup> (429 sq.ft.)  
 TOTAL: 138.7 m<sup>2</sup> (1,493 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F		39	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		78	
			57
			38
Scotland	EU Directive 2002/91/EC		Scotland



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.