

Cla Mara

Knipoch | Argyll | PA34 4QT

Guide Price £349,950

Fiuran PROPERTY

Cla Mara

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Cla Mara is an immaculately presented 3 Bedroom detached Home in a peaceful rural setting with spectacular views over Loch Feochan. Offering spacious accommodation with 3 en-suite Bedrooms, oil central heating and double glazing throughout, the property also benefits from an easily maintained garden, ample private parking, and a convenient location close to Oban.

Special attention is drawn to the following:-

Key Features

- Immaculately presented 3 Bedroom detached House
- Located in rural setting with spectacular views of Loch Feochan
- Porch, Kitchen/Diner, Utility Room, Lounge, Dining Room
- 3 Bedrooms (all with En Suites), Office, WC
- Partially floored Loft with lighting
- Oil central heating
- Double glazing throughout
- Modern features, including ceiling downlights
- Window coverings & flooring included in sale
- White goods & items of furniture available separately, if required
- Easily maintained garden surrounding property
- Timber shed & Keter shed
- Private parking for several vehicles
- Local hotel with restaurant on doorstep
- Conveniently located for easy access to local schools and hospital



Set in a peaceful rural location with spectacular views over Loch Feochan, this immaculately presented detached Home offers beautifully maintained accommodation, perfectly suited to modern family living.

The welcoming entrance Porch opens into a bright and spacious Lounge, which in turn leads through to the modern Kitchen/Diner. A practical Utility Room is accessed from the Kitchen, while a separate Dining Room provides an excellent space for family meals and entertaining. The ground floor also features a generous double bedroom with its own En Suite, making it ideal for guests, multi-generational living or those seeking single-level accommodation. A separate Office offers the perfect space for home working or study, while a convenient WC completes the ground floor.

Upstairs are two further spacious double Bedrooms, each benefiting from their own En Suite, providing privacy and comfort for family members or visitors. A partially floored Loft with lighting offers valuable additional storage. The property further benefits from oil-fired central heating, double glazing throughout, and all fitted floor coverings and window coverings are included in the sale. White goods and selected items of furniture are available by separate negotiation if desired.

Surrounded by an easily maintained garden, the property enjoys a tranquil setting with stunning views towards Loch Feochan. A timber shed and Keter shed provide useful outdoor storage, while private parking is available for several vehicles. A local hotel with restaurant is just a short walk away, and the property is conveniently located for easy access to local schools, the hospital and surrounding amenities, offering the perfect balance of rural living and everyday convenience.

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

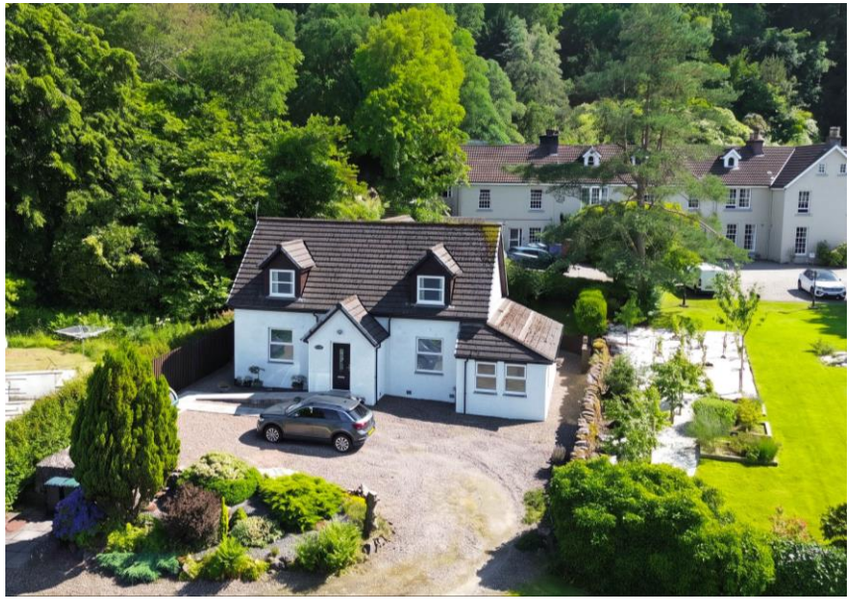
APPROACH
Via driveway leading to a private parking area to the front of the property, and entrance into the Porch or at the side into the Utility Room.

GROUND FLOOR: PORCH
With coat hooks, wall-mounted electric heater, carpet tiles, and internal door leading to the Lounge.

LOUNGE 5.9m x 4.85m (max)
With staircase rising to the first floor, dual aspect windows to the front & rear elevations, 2 radiators, fitted carpet, steps leading to the Dining Room, and doors leading to the Kitchen/Diner and Hall.

DINING ROOM 4.4m x 2.25m





With windows to the front & side elevations, radiator, wood effect flooring, and door leading to the Office.

OFFICE 2.75m x 2.25m
With window to the side elevation, radiator, and wood effect flooring.

KITCHEN/DINER 4.2m x 4.1m (max)
Fitted with a range of modern base & wall mounted units, work surfaces & breakfast bar, stainless steel sink & drainer, built-in double oven/grill, ceramic hob, cooker hood, integrated fridge/freezer, radiator, wood effect flooring, and door leading to the Utility Room.

UTILITY ROOM 3.55m x 1.85m (max)
Fitted with a range of modern base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, oil-fired boiler, built-in shelved cupboard, wood effect flooring, and external door leading to the side of the property.

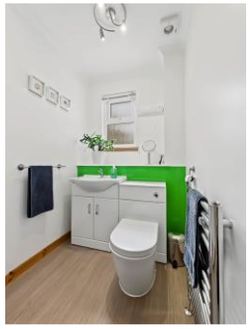
HALL
With fitted carpet, and doors leading to Bedroom One and the WC.

BEDROOM ONE 3.2m x 2.9m
With window to the rear elevation, radiator, built-in mirrored wardrobe, wood effect flooring, and door leading to the En Suite.

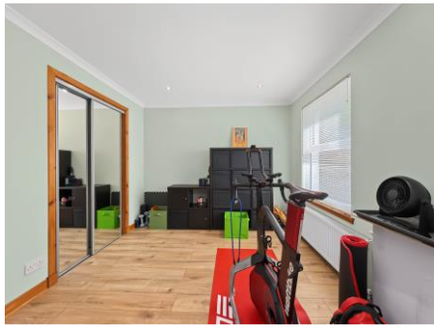
EN SUITE SHOWER ROOM 2.7m x 1.65m (max)
With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, newly fitted vinyl flooring, and window to the rear elevation.
WC 2.8m x 1.35m (max)











With modern white suite WC & wash basin vanity unit, chrome heated towel rail, newly fitted vinyl flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING
With built-in shelved cupboard, fitted carpet, and doors leading to both upstairs Bedrooms.

BEDROOM TWO 5.9m x 4.8m (max)
With window to the front elevation, Velux style window to the rear, 2 radiators, built-in mirrored wardrobe, newly fitted carpet, and door leading to the En Suite.

EN SUITE BATHROOM 3.55m x 2m
With modern white suite comprising bath, WC & wash basin, walk-in shower enclosure with mixer rain shower, chrome heated towel rail, partially tiled walls, 'Aqua Step' waterproof flooring, and Velux style window to the side.

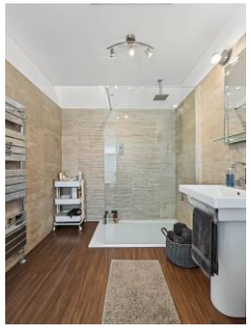
BEDROOM THREE 4.2m x 3.65m (max)
With window to the front elevation, radiator, newly fitted carpet, and door leading to the En Suite.

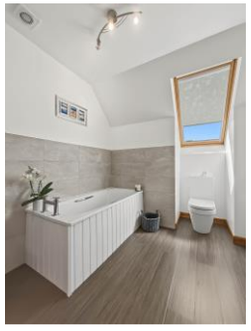
EN SUITE SHOWER ROOM 2.95m x 1m (max)
With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, newly fitted vinyl flooring, and Velux style window to the rear elevation.

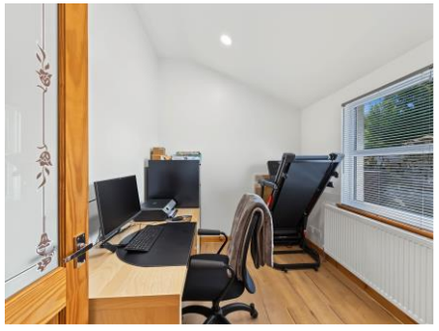
GARDEN
Surrounding the property, the easily maintained garden is designed for low-maintenance, mainly laid to stone chippings complemented by a variety of mature shrubs and trees that provide colour, privacy and an attractive backdrop. The garden also benefits from a rotary clothes airer, a timber garden shed and a Keter storage shed. To the front of the property, a generous private parking area provides off-road parking for several vehicles.











Cla Mara, Knipoch





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 electricity and water. Drainage to private septic tank. Oil tank.

Council Tax: Band F

EPC Rating: C69

Gross Internal Floor Area: 162m2

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

Nestled beside Loch Feochan in Argyll, Knipoch lays just south of the village of Kilmore. With its own Hotel with restaurant, it is also suitably located for access to the town's primary school campus, Oban High School, and the local hospital. 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

Proceed south out of Oban on the A816 towards Lochgilphead and continue for approximately 6 miles until arriving in Knipoch (pass through the village of Kilmore before reaching Knipoch). Cla Mara is on the left just before The Knipoch Hotel, 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.



Fiuran PROPERTY

T: 07872 986 164
E: info@fiuran.co.uk

Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.


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