



## 15 The Glebe

Kilmelford | Argyll | PA34 4XF

Guide Price £300,000

**Fiuran**  
PROPERTY

# 15 The Glebe

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15 The Glebe is a spacious 4 Bedroom detached bungalow located in the sought-after village of Kilmelford, conveniently situated between Oban and Lochgilhead. Offering generous and versatile living accommodation, the property benefits from a large garden and a private driveway providing ample off-street parking. This attractive home presents an excellent opportunity for those seeking a spacious family residence.

Special attention is drawn to the following:-

## Key Features

- Immaculately presented 4 Bedroom detached House
- Hallway, Kitchen/ Dining Room with multifuel stove
- Lounge/ Diner, Sun Room/ Home Office, family Bathroom
- Flexible and adaptable living accommodation
- 4 well-appointed Bedrooms with built in wardrobes
- Spacious master Bedroom with En-suite
- Large loft space offering storage
- Double glazing throughout (Guarantees in place until 2029)
- Efficient central heating from multi fuel boiler stove, supplemented by electric heaters
- Large easily maintained Gardens
- Summer House and Garden Shed
- Private driveway offering ample parking
- All blinds included in the sale
- Whitegoods and some items of furniture may be available
- Commutable distance to both Oban & Lochgilhead
- Village location, walking distance to local hotel, pub and boatyard



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The accommodation comprises an Entrance Porch leading to a spacious Hallway with doors to the living accommodation, family Bathroom, and all Bedrooms. The flexible and adaptable living accommodation comprises of a bright Living/ Dining Room, modern fitted Kitchen/ Diner, Utility Room, and a Sun Room/ Home Office which could be used for a variety of other uses. All Bedrooms offer built in wardrobes with the spacious Master Bedroom leads to a modern En-suite Shower Room.

The property offers a loft space suitable for storage, as well as large garden shed and summer house.

The enclosed wrap around garden is laid to lawns, attractive borders and patio areas. The back garden includes a covered pergola area while a garden pond is a beautiful feature to the front of the property. The driveway offers ample private parking.

Situated in a quiet village location the property is a short commute to Oban (North) and a further commutable distance to Lochgilphead (South).

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

#### **APPROACH**

Via large driveway to the side rear of the property and entrance at the side into the Utility room or at the front into the Entrance Porch.

#### **ENTRANCE PORCH**

With exterior door leading from the front garden, storage cupboard, tiled flooring and internal door leading to the Hallway.

#### **HALLWAY**

With doors leading to the living accommodation, family Bathroom and all Bedrooms, storage cupboard, electric radiator, storage cupboard, loft hatch, and carpeted flooring.

#### **LOUNGE/ DINING ROOM** 5.6m x 4.8m

With windows to the front and side elevations, radiator (central heating), electric radiator, and carpeted flooring.

#### **KITCHEN/ DINER** 5.5m x 4.6m

Fitted with a range of fitted base and wall mounted storage units, contemporary work surfaces and splash backs, ceramic sink & drainer, electric built-in oven, central island with storage below, 5 ring gas hob and extractor fan overhead, laminate flooring, multifuel stove with boiler (central heating) and slate/ tiled hearth, internal sliding door and window leading to the Sunroom/ Home Office, door leading to the Utility Room, and window to the side elevation



**UTILITY ROOM** 2.6m x 1.5m

Fitted with a range of base and wall mounted units with space for utilities below, contemporary work surfaces, tiled splashbacks, tiled flooring, and external door to the driveway.

**SUN ROOM/ HOME OFFICE** 4.9m x 3.2m

With external doors to the rear and side elevation, windows to all elevations, laminate flooring, and hatch leading to the roof space

**FAMILY BATHROOM** 1.7m x 1.6m

With modern white suite comprising WC and wash hand basin with vanity unit below, bath with electric shower above, extractor fan, tiled flooring, Respatex style wall panelling, laminate flooring, and window to the rear elevation.

**BEDROOM ONE/ MASTER** 3.9m x 2.6m

With window to the rear elevation overlooking the garden, radiator, built in wardrobe with sliding doors, carpeted flooring, and door leading to the En-suite.

**EN-SUITE SHOWER ROOM** 2.2m x 1.6m

With modern white suite comprising WC and wash hand basin with vanity unit below, bath with electric shower above, extractor fan, tiled flooring, Respatex style wall panelling, laminate flooring, and window to the rear elevation.

**BEDROOM TWO** 3.8m x 2.8m

With window to the front elevation, radiator, built in wardrobe with sliding doors, and carpeted flooring.



**BEDROOM THREE** 2.8m x 2.8m

With window to the rear elevation, radiator, built in wardrobe with sliding doors, and carpeted flooring.

**BEDROOM FOUR** 3.1m x 2.8m

With window to the front elevation, radiator, built in wardrobe with sliding doors, and carpeted flooring.

**GARDEN**

The property enjoys large gardens including an attractive area of front garden featuring a pond, and mainly laid to areas of raised borders including a variety of plants and shrubs featuring seasonal color. The back garden is mainly laid to lawns, gravel areas including a large garden shed and summer house. An outdoor entertaining area including a covered pergola area is included in the sale and offers the perfect place to relax. A large private driveway to the side and back of the property offers ample parking as well as a metal storage shed and log store.





**15 The Glebe, Kilmelford**

*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 and drainage.

**Council Tax:** Band F

**EPC Rating:** D62

**Gross Internal Floor Area:** 147m<sup>2</sup>

**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

Kilmelford is a small village in a tranquil rural location situated on the A816 around 15 miles from Oban (North) and around 21 miles to Lochgilphead (South). The village features a busy village Hall, Hotel with pub & restaurant, Parish Church and nearby Melfort Yacht Haven providing moorings & Boatyard. A regular Bus service links the village to Oban & Lochgilphead. Primary schooling is provided in the nearby village of Kilninver with secondary education at Oban High School. The closest major settlement of Oban provides all amenities including supermarkets, public services as well as a range of popular cafes, restaurants and public houses. The area is rich in the availability of many outdoor pursuits.

## DIRECTIONS

Heading south on the A816 from Oban proceed downhill into the village of Kilmelford. Turn right into 'The Glebe' from the main road and immediately turn right again. The property is situated to the left hand side of the quiet Cul-de-sac and can be identified by a Fiuran for sale sign in the garden.

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](http://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

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