



5 Bed Detached House

Fixed Price: £390,000

Braeview, Balvicar, By Oban, Argyll, PA34 4RA

Substantial and highly versatile home set in an enviable elevated position, enjoying sweeping panoramic views across the Argyll countryside with Seil Sound beyond. Offering a rare combination of peace, space and modern convenience with a generous 165 sq.m of living space to enjoy. The property combines a generous 5 bedrooms, multiple bathrooms, open plan dining kitchen, spacious lounge and utility room. Externally, a sundeck with glazed porch providing access to the dining kitchen, well stocked rear garden, large monobloc drive, attached garage and carport provide options for outdoor living and hobbies. Excellent local amenities and a thriving island community connected by road to the mainland via 'The bridge over the Atlantic'. This must be seen property is perfectly suited to family life, remote working or those seeking an exceptional West Coast lifestyle with comfortable 30 minutes commute to Oban and local bus route servicing the surrounding area. EPC rating C75, solar thermal panels, oil central heating, double glazing, highspeed broadband, 4G and digital television.




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The property offers five bedrooms and bath/shower rooms and a superb balance of generous living space and flexible accommodation.

The welcoming entrance hall leads into a bright and spacious lounge, where a bay window frames the surrounding countryside and a feature gas fireplace provides a warm focal point. At the heart of the home is the impressive open-plan kitchen and dining room, creating a wonderful space for family life and entertaining, leading to a utility room. A glazed side porch opens directly onto the south-facing composite deck, offering the perfect place to relax, dine outdoors and enjoy the peaceful surroundings.

One of the home's most attractive features is its flexible ground-floor accommodation. While currently arranged as a spacious home office with an adjoining shower room, this room was designed as the fifth bedroom and can easily be used as comfortable guest accommodation, multi-generational living space or a private suite for those requiring ground-floor accommodation. A separate bedroom and family bathroom complete the ground floor.

Upstairs are two generous double bedrooms, two with en-suite shower rooms and fitted wardrobes, together with a separate family shower room and another bedroom, excellent built-in storage and loft access.

Beyond the main house, Braeview offers exceptional versatility. A substantial two-storey garage provides extensive space for a workshop, storage, hobbies or business use, while also offering exciting potential for conversion into additional living accommodation, subject to the necessary planning consents. Combined with high-speed fibre broadband and the spacious ground-floor home office, the property is ideally suited to remote working, home-based businesses or those seeking flexible space to adapt as their needs evolve.

The easily maintained gardens complement the surrounding landscape, with generous lawns, mature planting and a sunny south-facing deck creating an ideal space for outdoor living. A neighbouring plot with recent planning permission to complete the row is located approximately 200 yards away and across the dividing farm track to the side of Braeview. Once completed the new property will not affect the views to the front and rear of Breview. Both properties could easily install screening to the trackside and increase privacy beyond current levels if required.

The peaceful rural setting at Braeview is well served by local amenities. A regular bus service to Oban stops outside the property, while nearby are a village shop and Post Office, GP Surgery, primary school, golf club, and popular destinations including the Oyster Bar and Restaurant and Tigh an Truish Inn. The surrounding area is renowned for walking, cycling, all types of water sports and exploring the spectacular coastline and islands of Scotland's west coast, with secondary schooling available in Oban via dedicated school transport.

Built 2009 with outstanding Home Report with virtually all Category 1 ratings

Home Report valuation £415,000 - EPC Rating C75

Exceptional views - Excellent storage throughout

Spacious open-plan dining kitchen - Bright lounge with bay window and feature fireplace

South-facing composite deck perfect for outdoor entertaining

Ground-floor home office with adjoining shower room (easily utilised as a fifth bedroom)

High-speed fibre broadband – ideal for remote working

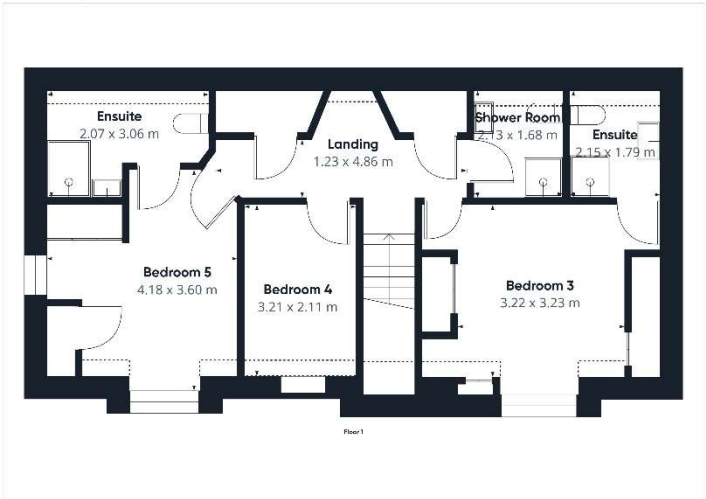
Substantial two-storey garage offering extensive storage, workshop or hobby space

Easily maintained gardens , carport and extensive monobloc driveway

Solar thermal hot water system, oil-fired central heating and double glazing

Thriving island community with Atlantic Bridge and no ferry crossings required

Comfortable 30 minutes to Oban with local bus service



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