

# Kilphedar

Glenmore Road | Oban | PA34 4NB

Guide Price £290,000

Fiuran PROPERTY

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Kilphedar is a spacious 4 Bedroom detached Villa located in a quiet neighbourhood within walking distance of Oban town centre. Offering excellent improvement potential, with 2 Reception Rooms, enclosed garden, private parking and glimpses of Oban Bay.

Special attention is drawn to the following:-

**Key Features**

- Spacious 4 Bedroom detached Villa
- Quiet location, within walking distance of town centre
- Offering improvement potential
- Hallway, Kitchen/Diner, 2 x Reception Rooms, Utility Room
- 4 double Bedrooms, Bathroom, WC, Vestibule
- Electric storage heating
- Double glazing throughout
- Excellent storage, including Loft
- White goods & flooring included in sale
- Enclosed garden surrounding property
- Large shed/workshop
- Glimpses of Oban Bay from upper floor
- Private parking area
- No chain



Kilphedar is a spacious 4 Bedroom detached Villa enjoying a quiet and convenient location, within walking distance of Oban town centre. Offering excellent potential for improvement and modernisation, the property provides a versatile layout and would suit a range of purchasers looking to create a comfortable family home.

The accommodation comprises a welcoming Hallway, Kitchen/Diner, two Reception Rooms to the front, a Utility Room, WC and Vestibule, together with four generously proportioned double Bedrooms and a family Bathroom. The property benefits from electric storage heating, double glazing throughout and excellent storage, including a Loft. The upper floor also enjoys glimpses towards Oban Bay.

Externally, the property is surrounded by enclosed garden grounds, providing a good degree of privacy and space for outdoor use. A large shed/workshop offers useful additional storage or workspace, while a private parking area provides convenient off-road parking.

The property is offered for sale with no onward chain, presenting an excellent opportunity to acquire a substantial detached Villa in a sought-after location, with scope to enhance and personalise to individual taste.

**APPROACH**

Access is via the private parking area opposite the property, with a small gate leading to the front garden. Entry is available through the front door into the Hallway or via the side entrance into the Vestibule.

**GROUND FLOOR: HALLWAY**

With stairs rising to the first floor, electric storage heater, and doors leading to both Reception Rooms.

**RECEPTION ONE** 4.2m x 4.05m (max)

With 2 windows to the front elevation, fireplace with stove, ceiling downlights, and door leading to the Vestibule.

**VESTIBULE** 2.8m x 2.4m (max)

With electric storage heater, under-stairs storage cupboard, shelved recess, laminate flooring, doors leading to the Kitchen and Utility Room, and external door to the side.

**KITCHEN/DINER** 3.85m x 2.85m

Fitted with a range of wooden base & wall mounted units, work surfaces, tiled splash-backs, stainless steel sink & drainers, built-in electric oven & hob, washing machine, 2 fridges, electric storage heater, built-in shelved cupboard, laminate flooring, and windows to the rear & side elevations.





**UTILITY ROOM** 2.35m x 2.15m
With window to the rear elevation, vinyl flooring, and door leading to the WC.

**WC** 1.3m x 0.85m
With WC, wash basin, laminate flooring, and window to the rear elevation.

**RECEPTION TWO** 4.1m x 3.45m
With 2 windows to the front elevation, electric storage heater, and fitted carpet.

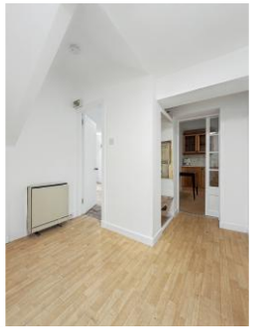
**FIRST FLOOR: MIDDLE LANDING**
With stairs rising to the top landing, Skylight, built-in storage cupboard, and door leading to Bedroom One.

**BEDROOM ONE** 5.85m x 3.85m
L-shaped, with 2 windows to the rear elevation, wall-mounted electric heater, and built-in wardrobe.

**FIRST FLOOR: TOP LANDING**
With electric storage heater, access to the Loft, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.











**BEDROOM TWO** 3.2m x 3.1m (max)
With window to the front elevation, ceiling downlights, and shelved recess.

**BEDROOM THREE** 2.55m x 1.9m
With window to the front elevation, wall-mounted electric heater, and laminate flooring.

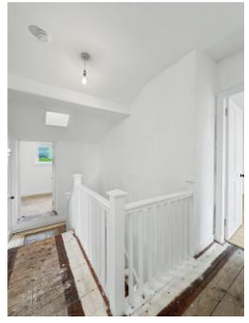
**BEDROOM FOUR** 4.1m x 3m
With window to the front elevation, wall-mounted electric heater, built-in wardrobe, and laminate flooring.

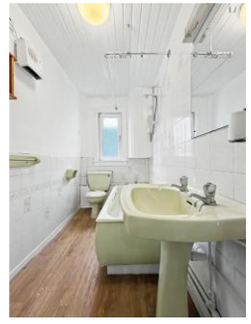
**BATHROOM** 3.2m x 1.35m (max)
With lime green suite comprising bath with electric shower over, WC & wash basin, wall-mounted fan heater, partially tiled walls, laminate flooring, and window to the side elevation.

**GARDEN**
The property is set within mature garden grounds, mainly laid to lawn and complemented by established shrubs and hedging, creating a pleasant and private outdoor space. A pathway leads to the rear, where there is a paved patio and drying green. Located opposite the property is an additional area of ground, providing private parking for several vehicles and housing a large shed/workshop, offering excellent storage and useful workspace.











# Kilphedar, 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, and drainage. Gas connection available nearby.

**Council Tax:** Band F

**EPC Rating:** E40

**Gross Internal Floor Area:** 129m2

**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.

**Proposed Development in Vicinity:** Planning permission 23/01163/PPP

**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 head along Albany Street. Take a left onto Drimvargie Road, then a right onto Glenshellach Terrace, leading onto Glenmore Road. Drive towards the top of Glenmore Road. Kilphedar is on the left and can be identified by the For Sale sign.

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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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