



## Caorann

McKelvie Heights | Oban | PA34 4PP

Guide Price £325,000, \*\*£35,000 below Home Report valuation\*\*

**Fiuran**  
PROPERTY

# Caorann

McKelvie Heights | Oban | PA34 4PP

Caorann is a spacious 3 Bedroom detached House situated in a quiet yet convenient area close to Oban town centre. Set within a large garden extending to over 1/4 acres and offering improvement potential, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Large 3 Bedroom detached House
- Rare opportunity to acquire spacious family home
- Located in quiet cul-de-sac within walking distance of town
- Set in grounds extending to over 1/4 acres
- Kitchen, Dining Room, Lounge, Utility Room, Conservatory
- 3 Bedrooms, Bathroom, 2 En Suites
- Sizeable, integral Garage (5m x 3.75m)
- Electric storage heating & double glazing throughout
- Excellent storage, including built-in wardrobes
- Range of appliances included in sale
- Window & floor coverings included
- Private parking for several vehicles
- Improvement potential
- No chain



Caorann is a spacious 3 Bedroom detached House situated in a quiet yet convenient area close to Oban town centre. Set within a large garden extending to over 1/4 acres and offering improvement potential, it would make a wonderful family home.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, fitted Kitchen with a range of appliances, Dining Room off the Kitchen, Utility Room with door to the rear garden, bright Lounge with open fire, Conservatory (in need of some attention), a ground floor Bedroom, and family Bathroom. There is also an integral Garage to the side.

The first-floor accommodation offers 2 large Bedrooms (both with built-in storage), and each with an En Suite Shower Room. There is potential to convert the upper floor into 3 Bedrooms (subject to the relevant consents).

Externally, in addition to the sizeable, enclosed garden, there is private parking for several vehicles accessed from a gated entrance.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via gated entrance and private parking to the front of the property, and entrance at the front into the Porch or at the rear into the Utility Room.

#### **GROUND FLOOR: PORCH**

With tiled flooring, and glazed door leading to the Hallway.

#### **HALLWAY**

With carpeted staircase (with stairlift fitted) rising to the first floor, under-stair storage cupboard, electric storage heater, wood effect flooring, and doors leading to the Kitchen, Lounge, Bedroom One and Bathroom.

#### **KITCHEN** 3.7m x 2.9m

Fitted with a range of wooden base & wall mounted units, work surfaces, sink & drainer, tiled splash-backs, tiled flooring, windows to the rear elevation, door leading to the Utility Room, and arched opening leading to the Dining Room. A range of white goods are included in the sale.



**UTILITY ROOM** 2m x 1.95m

With built-in storage, work surfaces, sink & drainer, washing machine, electric storage heater, vinyl flooring, and door leading to the garden.

**DINING ROOM** 3.4m x 2.9m

With windows to the rear elevation, electric storage heater, wood effect flooring, and glazed doors leading to the Conservatory.

**CONSERVATORY** 4.05m x 2.9m (max)

With windows to the front, side & rear elevations, polycarbonate roof sheets, wall-mounted electric heater, tiled flooring, and glazed doors leading to the garden. In need of some attention.

**LOUNGE** 4.45m x 4m

With windows to the front & side elevations, electric storage heater, fireplace with open fire, and wood effect flooring.

**BEDROOM ONE** 3m x 2.85m (max)

With window to the front elevation, wall-mounted electric heater, built-in mirrored wardrobe, and wood effect flooring.

**BATHROOM** 2.8m x 1.7m (max)

With bathroom suite comprising bath, WC & wash basin, wall-mounted electric heater, and vinyl flooring.

**UPPER LANDING**

With Velux style window to the front elevation, built-in shelved cupboard (housing the hot water cylinder), electric storage heater, fitted carpet, and doors leading to Bedroom Two and Bedroom Three.



**BEDROOM TWO** 4.4m x 4.45m (max)

With dormer windows to the front elevation, wall-mounted electric heater, 2 built-in mirrored wardrobes with eaves storage behind, fitted carpet, and door leading to the En Suite.

**EN SUITE** 1.75m x 1.7m

With suite comprising WC & wash basin, tiled shower enclosure with electric shower, vinyl flooring, and Velux style window to the rear elevation.

**BEDROOM THREE** 6.55m x 4.45m (max)

With dormer windows to the front elevation, further windows to the side, wall-mounted electric heater, 2 built-in mirrored wardrobes with eaves storage behind, fitted carpet, and door leading to the En Suite.

**EN SUITE WET ROOM** 1.9m x 1.75m

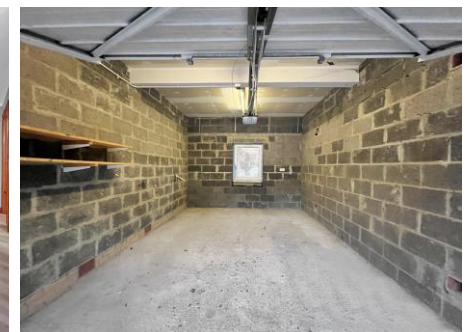
With suite comprising Japanese WC (with wash facility & flush on armrest), wash basin with space for wheelchair below, walk-in shower enclosure with electric shower & dryer, mobility aids, Respatex style wall paneling, resin flooring, and Velux style window to the rear elevation.

**INTEGRAL GARAGE** 5m x 3.75m

With power assisted up-and-over garage door to the front elevation, window to the rear elevation, power, lighting, and concrete floor.

**GARDEN**

Extending to over 1/4 acres, the sizeable garden is fully enclosed and would make an incredible outdoor space. The tarmacked driveway provides private parking for several vehicles.



## Caorann, 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 electricity, water and drainage.

**Council Tax:** Band E

**EPC Rating:** D57

**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

Situated in a quiet & child-safe cul-de-sac off Glenshellach Road, Caorann offers excellent privacy yet is only a short walk from Oban town centre. 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. After the railway bridge, take a left into Glenshellach Road. At the end of this road, take a sharp right up the hill into McKelvie Heights. Follow the road to the top, and Caorann is situated on the left-hand corner.

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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, ground sizes 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.

Prospective purchasers are advised to 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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