



## Rowan Cottage

Ardconnel Hill | Oban | PA34 5DY

Guide Price £299,950

**Fiuran**  
PROPERTY

# Rowan Cottage

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Rowan Cottage is a modern detached House with 4 Bedrooms, located within easy walking distance of Oban town centre. With easily maintained garden and private parking, it would make a wonderful family/retirement home.

Special attention is drawn to the following:-

## Key Features

- Beautifully presented 4 Bedroom detached House
- Lovely, elevated views in quiet area
- Vestibule, Hallway, Kitchen, Lounge/Diner
- 4 double Bedrooms, Shower Room, Bathroom
- Excellent storage, including Eaves
- Oil central heating
- Multi-fuel stove in Lounge/Diner
- Double glazing throughout
- Easily maintained, landscaped garden with patio
- Timber garden shed & private parking to rear
- Secluded location only 10-minute walk from town centre



Rowan Cottage is a modern detached House with 4 Bedrooms, located within easy walking distance of Oban town centre. With easily maintained garden and private parking, it would make a wonderful family/retirement home.

The ground floor accommodation comprises entrance Vestibule to the front, Hallway with stairs rising to the first floor, modern fitted Kitchen with external door to the shared driveway, bright Lounge/Diner with elevated views and multi-fuel stove, 2 double Bedrooms, and a contemporary Shower Room.

The first floor offers 2 further double Bedrooms, large storage cupboard, and a family Bathroom.

In walk-in condition, the property benefits from oil central heating and double glazing throughout. The attractive garden includes a raised seating area with flower beds - a lovely spot to enjoy on a sunny day.

Situated in a quiet area, it is also only a 10-minute walk into the town centre.

The accommodation with approximate sizes is arranged as follows:

**APPROACH**

Via shared driveway leading to a private parking area to the rear of the property, and entrance at the side into the Kitchen or at the front into the Vestibule.

**VESTIBULE** 1.25m x 1.25m

With wood effect flooring, coat hooks, and glazed door leading into the Hallway.

**FIRST FLOOR: HALLWAY**

With radiator, wood effect flooring, carpeted staircase, and doors leading to the Kitchen, Lounge/Diner, Bedroom One, Bedroom Two and the Shower Room.

**KITCHEN** 3.3m x 2.85m

Fitted with a range of modern base & wall mounted units, complementary worktops, matching upstands, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, ceiling downlights, radiator, wood effect flooring, window to the rear elevation, and opening to the Lounge/Diner.



**LOUNGE/DINER** 4.7m x 3.4m

With window to the front elevation, radiator, multi-fuel stove, ceiling downlights, and wood effect flooring.

**BEDROOM ONE** 4.15m x 3.45m (max)

With window to the rear elevation, radiator, and wood effect flooring.

**BEDROOM TWO** 3.6m x 2.6m

With window to the front elevation, radiator, and wood effect flooring.

**SHOWER ROOM** 1.25m x 1.25m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with Respatex style wall panelling & mixer rain shower, chrome heated towel rail, ceiling downlights, wood effect flooring, and window to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

With windows to the rear elevation with storage cupboard below and access to eaves storage, further walk-in storage cupboard with shelving and space for tumble dryer, fitted carpet, and doors leading to Bedroom Three, Bedroom Four and the Bathroom.



**BEDROOM THREE** 3.45m x 3.45m (max)

With 2 Velux style windows to the front elevation, radiator, built-in wardrobes with access to eaves storage, ceiling downlights, and fitted carpet.

**BEDROOM FOUR** 3.65m x 2.15m

With 2 Velux style windows to the front elevation, radiator, ceiling downlights, and fitted carpet.

**BATHROOM** 2.1m x 1.65m

With white suite comprising bath with mixer shower over, WC & wash basin, heated towel rail, ceiling downlights, tiled walls, vinyl flooring, and Velux style window to the rear elevation.

**GARDEN**

The front & side of the property is mainly laid to paving slabs, and there is a raised seating area to the side with attractive flower beds. There is a timber garden shed to the rear of the property, along with a drying green and private parking laid to hard standing.



## Rowan Cottage, 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. Oil tank.

**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

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, primary schools and a high school, churches, a general hospital, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Longsdale Road. Follow the road to the top of the hill, passing Laurel Road on the right. Take the next left onto Ardconnell Hill. Rowan Cottage is on the right and can be identified by the For Sale sign.

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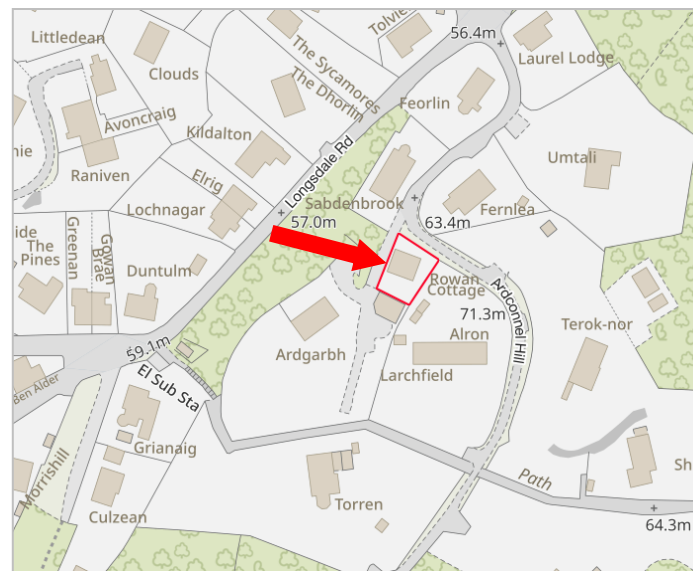
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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.



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