



## 10 Benvoullin Gardens

Oban | Argyll | PA34 5DL

Guide Price £750,000

**Fiuran**  
PROPERTY



# 10 Benvoullin Gardens

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10 Benvoullin Gardens is an impressive detached Villa with panoramic views of Oban Bay and the islands beyond. Built in 2009 as part of an exclusive development within walking distance of the town centre, it would make a spectacular family home.

Special attention is drawn to the following:-

## Key Features

- West-facing detached Villa overlooking Oban Bay
- Breathtaking 180-degree sea & island views with striking sunsets
- Built in 2009 & extended in 2022 to provide Annex accommodation
- Open-plan Lounge/Diner, Kitchen, Utility Room, Office
- Annex with Living/Bedroom area & En Suite Shower Room
- 4 further Bedrooms, 2 En Suite Shower Rooms, Bathroom
- Integral double Garage, Car Port, Basement & large Driveway
- Light & airy rooms, with cathedral ceilings & wooden beams
- Gas central heating & wood-burning stove in Lounge
- Double glazing throughout, with feature Apex windows
- Range of white goods, blinds & flooring included in sale
- Energy efficient, with modern features including ceiling downlights
- Easily maintained & private garden grounds surrounding property
- Raised Decking to front & side with elevated views
- Located at the end of a quiet cul-de-sac
- Perfectly placed to enjoy the busy activity of Oban Bay



10 Benvoullin Gardens is an impressive, detached Villa with panoramic views of Oban Bay and the islands beyond. Built in 2009 as part of an exclusive development within walking distance of the town centre, it would make a spectacular family home.

The ground floor accommodation comprises entrance Vestibule with access to the Annex, Hallway with excellent storage and stairs rising to the first floor, modern fitted Kitchen leading into the open-plan Lounge/Diner with cathedral ceiling & Apex windows to the front, Office/Snug, Shower Room, and Utility Room with door leading to the double Garage.

Built in 2022, the Annex provides an extra Living/Bedroom area with En Suite accessible Shower Room and would be an ideal 'Granny Annex'. It also has the potential to be run as self-contained holiday accommodation.

The first floor offers 4 further double Bedrooms (2 with En Suite Shower Rooms), and a bright family Bathroom.

This stunning property benefits from double glazing and gas central heating, with a wood-burning stove in the Lounge. Externally, there is an easily maintained garden, with raised decking to the front/side and lawned area to the side. There is a Carport and large driveway providing private parking for several vehicles. There is also a sizeable Basement Store/Man Cave underneath the property.

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

#### **APPROACH**

Via private parking to the rear of the property, and entrance at the rear into the Vestibule.

#### **GROUND FLOOR: VESTIBULE**

With PVC entrance door, coat hooks, tiled floor, glazed door leading to the Hallway, and glazed door leading to the Annex.

#### **HALLWAY**

Open-plan to the Kitchen & Lounge/Diner, with carpeted stairs rising to the first floor, under-stair storage cupboard, 2 further built-in storage cupboards, 2 radiators, wooden flooring, and doors leading to the Office and Shower Room.

#### **KITCHEN** 5.8m x 3.95m (max)

Fitted with a range of modern gloss base & wall mounted units, complementary granite work surfaces with inset sink, Respatex style splash-backs, wooden breakfast bar, Range cooker with gas hob, cooker hood, integrated dishwasher & fridge/freezer, radiator, tiled floor, window to the side elevation, and door leading to the Utility Room.

#### **LOUNGE/DINER** 7.55m x 4.9m

With cathedral ceiling, wooden beam, Apex windows to the front elevation, further windows to both side elevations, 2 radiators, wood burning stove, wall lights, wooden flooring, and glazed doors to the front & side leading to the decking.





**OFFICE/SNUG** 4.05m x 3.35m

With windows to the front & side elevations, radiator, and wooden flooring.

**SHOWER ROOM** 2.55m x 1.55m (max)

With white suite comprising WC & wash basin, large shower enclosure with mixer shower & Respatex style wall panelling, chrome heated towel rail, partially tiled walls, tiled floor, and window to the side elevation.

**UTILITY ROOM** 2m x 1.95m

With worktop, sink & drainer, floor cabinet, washing machine, tumble dryer, wall-mounted gas boiler, radiator, tiled floor, window to the side elevation, and door leading to the Garage.

**ANNEX: LIVING AREA/BEDROOM** 4.1m x 4.35m (max)

With windows to the front, side & rear elevations, 2 radiators, built-in wardrobe, fitted carpet, and door leading to the En Suite.

**ANNEX: EN SUITE SHOWER ROOM** 2.4m x 1.65m (max)

Accessible Wet Room, with modern white suite comprising WC & wall-mounted vanity wash basin, walk-in shower enclosure with mixer rain shower, Respatex style wall panelling, chrome heated towel rail, partially tiled walls, tiled floor, and window to the side elevation.

**FIRST FLOOR: UPPER LANDING**

With 2 Velux style Skylights, balcony overlooking the Hallway below, wall lights, fitted carpet, and doors leading to all four first-floor Bedrooms and the Bathroom.

**BEDROOM ONE** 6m x 3.7m

With Apex window to the rear elevation, 2 Velux style windows to the side elevation, radiator, and fitted carpet.

**BEDROOM TWO** 5.3m x 3.55m (max)

With Apex window to the rear elevation, 2 Velux style windows to the side elevation, radiator, and fitted carpet.

**BEDROOM THREE** 4.05m x 2.95m

With Apex window to the side elevation, double window to the front elevation, radiator, wooden flooring, and door leading to the En Suite.



**BEDROOM THREE EN SUITE SHOWER ROOM** 2.25m x 1.95m

With white suite comprising WC & wash basin, corner shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, feature mirror with LED lighting, tiled walls, tiled floor, and window to the side elevation.

**BEDROOM FOUR** 4.25m x 4m (max)

With Apex window to the side elevation, further window to the front elevation, radiator, fitted carpet, and door leading to the En Suite.

**BEDROOM FOUR EN SUITE SHOWER ROOM** 2.25m x 1.95m

With white suite comprising WC & wash basin, corner shower enclosure with electric shower & Respatex style wall panelling, chrome heated towel rail, tiled floor, and window to the side elevation.

**BATHROOM** 2.25m x 1.95m

With white suite comprising bath, WC & wash basin, chrome heated towel rail, tiled floor, and window to the front elevation.

**BASEMENT STORE/MAN CAVE** 4.85m x 4.15m

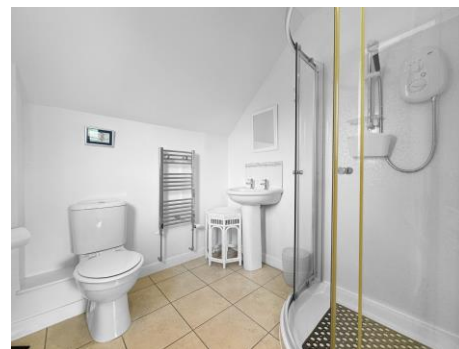
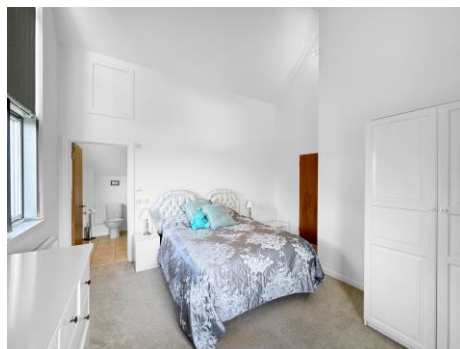
With entrance door and window to the front elevation, power, and lighting. Would make ideal Games Room/Office.

**GARAGE** 5.4m x 4.9m

With up-and-over garage door to the rear, power, lighting, painted concrete floor, and door leading to the Carport.

**GARDEN**

There is an easily maintained garden surrounding the property containing an array of attractive shrubs/trees, with a level area of lawn to the side and tiered garden to the front, with gravelled pathways and dry-stone walls. There is a small, gravelled patio area beyond the Carport, with steps leading to the bottom garden. Composite decking with a glass balustrade surrounds the front & side of the property, where the busy activity of Oban Bay can be enjoyed. There is a large driveway to the rear, providing private parking for several vehicles.





## 10 Benvoullin Gardens, 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, gas, and drainage.

**Council Tax:** Band G

**EPC Rating:** C78

**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, churches, several supermarkets, 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 Dalriach Road. At the crossroads, take a sharp left then veer to the right onto Ardconnel Road. Turn left onto Laurel Road, then a right into Benvoullin Gardens. Take a right at the top of the hill. No.10 is the last house on the left and can be identified by the For Sale sign.

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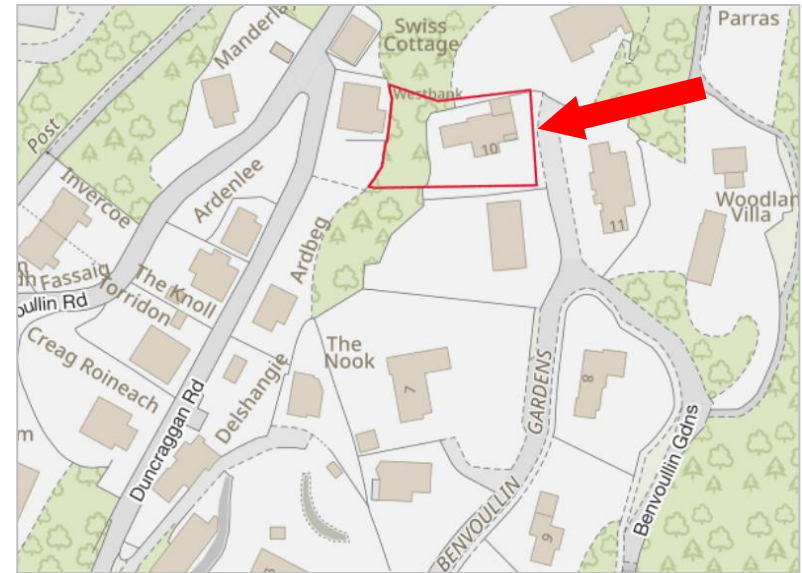
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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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