



## Willowbank

Kilmore | Oban | PA34 4XT

Guide Price £440,000

**Fiuran**  
PROPERTY

# Willowbank

Kilmore | Oban | PA34 4XT

Willowbank is a spacious & immaculately presented 4 Bedroom detached house with integral double Garage, located in a small exclusive development in the village of Kilmore. With easily maintained garden surrounded by countryside views, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Sizeable family Home with 4 Bedrooms
- Located in a small exclusive development
- Only 5 minutes' drive to Oban town centre
- Immaculately presented & well maintained throughout
- Impressive views of the surrounding countryside
- Hallway, Kitchen, Utility Room, Dining Room, Lounge
- 4 Bedrooms, En Suite, Bathroom, Cloakroom, WC
- Excellent storage, including substantial Loft
- Oil central heating with underfloor heating to ground floor
- Wood burner in Lounge area
- Glazed doors from Lounge & Dining Area to garden
- Integral double garage with usable attic space
- Log store/drying room
- Easily maintained garden with decking & vegetable patch
- Private parking for several vehicles



Willowbank is a spacious & immaculately presented 4 Bedroom detached house with integral double Garage, located in a small exclusive development in the village of Kilmore. With easily maintained garden surrounded by countryside views, it would make a wonderful family home.

The ground floor accommodation comprises large entrance Hallway with staircase rising to the first floor, sizeable Lounge with entertaining area, wood burner & glazed doors leading to the garden, fitted Kitchen with integrated white goods, Utility Room, bright Dining Room with glazed doors leading to the decking, relaxed Sitting Room, and Cloak Room with WC off.

The first-floor accommodation offers 4 double Bedrooms (all with built-in wardrobes), including Master with En Suite Shower Room, a generous family Bathroom, and walk-in Linen Cupboard.

Situated in a rural yet convenient location only 5 minutes' drive to Oban town centre, this most appealing property is fully double glazed and benefits from oil fired central heating, with underfloor heating throughout the ground floor.

The large, enclosed garden surrounds the property and has a raised deck and vegetable patch to the rear. In addition to the Garage which has a usable Attic space, there is private parking for several vehicles.

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

#### **APPROACH**

Via private parking to the front & side of the property, and entrance at the front into the Hallway.

#### **GROUND FLOOR: HALLWAY**

With wooden staircase rising to the first floor, radiator, under-stair storage cupboard, wooden flooring with underfloor heating, and doors leading to the Lounge, Kitchen, Dining Room, Sitting Room, and Cloak Room.

#### **LOUNGE** 8.55m x 5.9m

Carpeted entertainment area with wooden banister and steps leading to the lounge area below, which has windows to both side elevations, wood burning stove, ceiling downlights, wall lights, wooden flooring with underfloor heating, and glazed doors (with blinds fitted) leading to a small patio area at the front.

#### **KITCHEN** 4.35m x 3.8m (max)

Fitted with a range of wooden base & wall mounted units, complementary worktops, stainless steel sink & drainer, built-in electric oven & microwave, gas hob, stainless steel cooker hood, integrated dishwasher, tiled flooring with underfloor heating, ceiling downlights, window to the rear elevation, opening to the Dining Room, and door leading to the Utility Room.



**DINING ROOM** 5.1m x 3.5m

With window to the side elevation, ceiling downlights, wall lights, wooden flooring with underfloor heating, and glazed doors (with blinds fitted) leading to the decking at the rear.

**UTILITY ROOM** 3.15m x 1.65m

Fitted with base units, worktop over, stainless steel sink & drainer, space for washing machine & tumble dryer, built-in storage cupboard, tiled flooring with underfloor heating, and glazed door leading to the rear of the property.

**SITTING ROOM** 4.8m x 3.65m (max)

With window to the rear elevation, wall lights, and fitted carpet with underfloor heating.

**CLOAK ROOM** 2.8m x 1.05m

With coat hooks, tiled flooring with underfloor heating, and door leading to the WC.

**WC** 2.8m x 1.05m

With window to the front elevation, WC, wash basin, tiled walls, and tiled flooring with underfloor heating.

**FIRST FLOOR: UPPER LANDING**

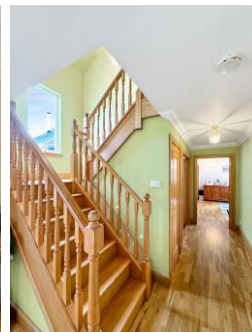
With window to the front elevation, walk-in linen cupboard housing the hot water cylinder (2.7m x 1.55m), radiator, fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

**BEDROOM ONE** 5.25m x 3.6m (max)

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**BEDROOM TWO** 4m x 3.5m

With window to the front elevation, radiator, built-in mirrored wardrobe, and fitted carpet.



**BEDROOM THREE** 5.05m x 3.6m (max)

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

**BEDROOM FOUR** 4m x 3.55m

With window to the front elevation, radiator, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 2.7m x 2m

With white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, partially tiled walls, tiled flooring, and Velux style window to the front elevation.

**BATHROOM** 3.6m x 3m

With white suite comprising bath, WC & wash basin, large shower enclosure with mixer shower, built-in bathroom cabinets, worktops, heated towel rail, tiled walls & flooring, and window to the rear elevation.

**INTEGRAL DOUBLE GARAGE** 7.8m x 5.65m (max)

With electric garage door to the front elevation, pedestrian door to the rear elevation, 2 windows to the side elevation, concrete floor, power, and lighting.

**GARAGE ATTIC** 5.65m x 3.5m

Floored & sheeted, with power & lighting, Velux style window to the front elevation, fitted carpet, and eaves storage.

**LOG STORE/DRYING ROOM** 2.15m x 2.15m

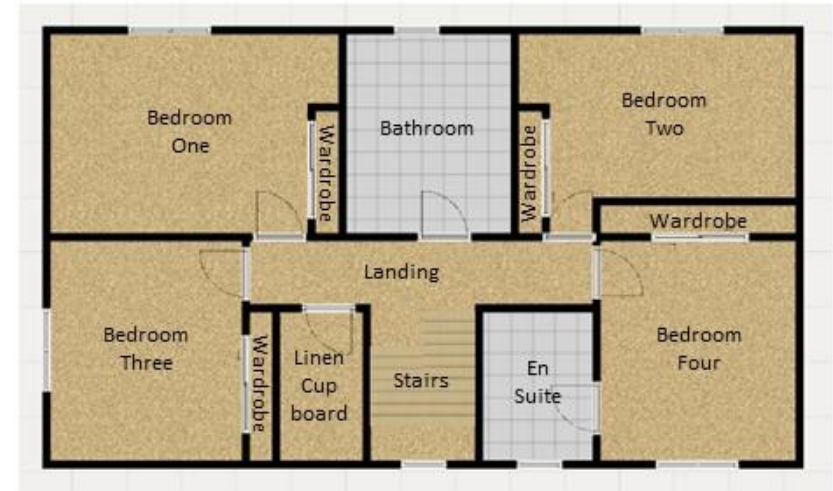
With ceiling pulley and concrete floor.

**GARDEN**

There is an easily maintained and fully enclosed garden surrounding the property, mainly laid to grass with areas of stone chippings and a tarmacked driveway/parking area. There is raised decking and a vegetable patch to the rear.



## Willowbank, Kilmore



*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 and electricity. Drainage to shared Klargester septic tank (covered by a shared maintenance contract). Oil tank.

**Council Tax:** Band G

**EPC Rating:** C70

**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

The village of Kilmore is suitably located for access to the town's primary school campus, Oban High School, and the local hospital. 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

Proceed south out of Oban on the A816 towards Lochgilphead and continue for approximately 4 miles until arriving in Kilmore. Pass the signpost for 'Barran' on the left. Take the next left into a cul-de-sac with 5 properties. Willowbank is in the far corner 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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