



Brevik

Barran | Kilmore | PA34 4XX

Guide Price £249,500

Fiuran
PROPERTY

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Brevik is a spacious 3 Bedroom detached Bungalow with private driveway and attractive, well-proportioned garden. Located in the sought after Barran estate in Kilmore, the property is brought to the market with no chain and offers improvement potential.

Special attention is drawn to the following:

KEY FEATURES

- Spacious 3 Bedroom detached Bungalow
- Located in sought after estate near Oban
- Vestibule, Hallway, Kitchen, Dining Room, Lounge
- 3 Bedrooms, Bathroom, Shower Room
- Excellent storage, including partially floored Loft
- Electric heating throughout
- Fully double glazed
- White goods & furniture available, if required
- All window coverings & flooring included
- Sizeable garden to front & rear of property
- Carport, greenhouse & 2 timber sheds
- Driveway with private parking for several vehicles
- Potential to extend (subject to relevant consents)
- No chain



Brevik is a spacious 3 Bedroom detached Bungalow with private driveway and attractive, well-proportioned garden. Located in the sought after Barran estate in Kilmore, the property is brought to the market with no chain and offers improvement potential.

The accommodation comprises entrance Vestibule to the front leading into the Hallway with access to the Loft, fitted Kitchen with external door to the side of the property, Dining Room with glazed doors leading to the rear garden, bright Lounge, 3 double Bedrooms (all with built-in storage), a family Bathroom, and a separate Shower Room.

This appealing property benefits from electric heating, double glazing, and excellent storage. The private garden is mostly enclosed and houses a greenhouse and 2 timber sheds.

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

APPROACH

Via driveway/private parking area to the front and entrance into the Vestibule, or via carport to the side of the property and covered entrance into the Kitchen.

VESTIBULE 1.8m x 1.1m

With entrance door & glazed panelled window to the front, vinyl flooring, and glazed door leading to the Hallway.

HALLWAY

With electric storage heater, fitted carpet, built-in cloak cupboard, access to the Loft, and doors leading to the Dining Room, all Bedrooms, Bathroom, and the Shower Room.

DINING ROOM 3.5m x 2.6m

With electric storage heater, fitted carpet, sliding door & serving hatch to the Kitchen, arched opening to the Lounge, and glazed sliding doors leading to the rear patio.

KITCHEN 3.5m x 2.5m (max)

Fitted with a range of wood effect base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, built-in cupboard, vinyl flooring, and window to the rear elevation. White goods available, if required.

LOUNGE 5.3m x 3.5m

With large window to the front elevation, electric storage heater, fireplace with electric fire, and fitted carpet.



BEDROOM ONE 4.2m x 2.9m (max)

With window to the front elevation, wall-mounted electric heater, built-in wardrobe, built-in dresser unit, and fitted carpet.

BEDROOM TWO 4.1m x 2.8m

With window to the rear elevation, wall-mounted electric heater, built-in cupboard, and fitted carpet.

BEDROOM THREE 3.2m x 2.6m (max)

With window to the rear elevation, wall-mounted electric heater, built-in cupboard, and fitted carpet.

BATHROOM 2.4m x 1.7m

With turquoise suite comprising bath, WC & wash basin, heated towel rail, partially tiled walls, fitted carpet, and window to the rear elevation.

SHOWER ROOM 2.7m x 1.3m (max)

With tiled shower enclosure with electric shower, WC, wash basin, vinyl flooring, and window to the front elevation.

GARDEN

The mature garden surrounds the property and is mainly laid to grass, with patio area to the rear and an array of shrubs, trees & flower beds. There is a greenhouse and 2 timber sheds (one new) within the grounds.



Brevik, 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, electricity, and drainage.

Council Tax: Band E

EPC Rating: E52

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 community of Kilmore is situated some 5 miles south of the principal West Highland town of Oban, where there are schools, a hospital, supermarkets and GP practices. It is a transport hub with ferry links to the islands, a railway station with links to Glasgow and beyond, and a bus station, all conveniently located in the centre of Oban. There is a bus stop nearby, with a regular bus service to Oban.

DIRECTIONS

Proceed south out of Oban on the A816 towards Lochgilphead and continue for approximately 4 miles until arriving in Kilmore. Turn left at the signpost for Barran, and carry on straight ahead until reaching a further signpost for Barran. At this signpost, turn right. Carry on straight ahead, then take a left after crossing a small bridge. Brevik is on the right and can be identified by the For Sale sign.

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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