



## Oak Tree Cottage

Duror, Appin PA38 4BS

Guide Price £360,000

**Fiuran**  
PROPERTY



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Oak Tree Cottage is a lovely detached Cottage with 5 Bedrooms, nestled amidst the enchanting hills of Duror. Set within a sizeable, well-maintained mature garden extending to approximately 0.6245 acre and with fine open mountain views, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Charming 5 Bedroom detached Cottage
- With mountain & countryside views
- Very desirable semi-rural location
- Hallway, Lounge, Kitchen/Diner, Conservatory
- 2 ground floor double Bedrooms (1 with En Suite)
- Utility Room, Shower Room, Upper Landing
- Bathroom, 3 further upper level Bedrooms
- Excellent storage throughout including Loft
- Double glazed windows & electric heating
- Delightful, mature, well-maintained garden
- Sizeable timber shed & storage container
- Private gravelled driveway
- Short walk to beautiful Cuil Bay & beach
- Wonderful family home



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The lower accommodation comprises of the Hallway, Lounge, Kitchen/Diner, Conservatory, Utility Room, Shower Room and 2 double Bedrooms (both with built-in wardrobes and 1 with En Suite Shower Room).

The first floor boasts the Upper Landing, Bathroom and 3 further Bedrooms.

In addition to its picturesque & peaceful location, Oak Tree Cottage benefits from double glazed windows and electric heating.

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

### APPROACH

Via the gravelled driveway to the rear of the property and entrance at the rear into the Hallway.

### HALLWAY 4.7m x 4m (max)

With external door to the rear elevation, carpeted stairs rising to the first floor, storage cupboard, radiator, fitted carpet and doors leading to the Lounge, Utility Room, Shower Room and ground floor Bedrooms.

### LOUNGE 5.5m x 4.2m

With sliding patio doors leading out onto the covered decking & seating area, dual aspect windows to the front & side elevations, attractive multi fuel stove, oak flooring and double doors leading to the Kitchen/Diner. (NB curtains will be removed from this room).

### KITCHEN/DINER 5.4m x 3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, breakfast bar, ceramic sink & drainer, dishwasher, undercounter fridge & freezer, radiator, oak flooring and door leading to the Conservatory.

### CONSERVATORY 4m x 3m

With wrap round windows, French doors leading out to the garden and vinyl flooring

### UTILITY ROOM 3.5m x 1.6m

Fitted with a base & a wall mounted unit, complementary work surface over, ceramic sink & drainer, washing machine, tumble dryer, storage cupboard, window to the front elevation and external door leading out onto the covered decking & seating area.

### SHOWER ROOM 2.3mx 2.1m

With white suite comprising of a walk-in shower enclosure with electric shower, wash basin set in a vanity unit, WC set in a vanity Unit, wall mounted mirror, heated towel rail, frosted window to the rear elevation and laminate flooring.





**BEDROOM ONE** 4m x 3.2m

With windows to the front elevation, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.4m x 1.1m

With white suite comprising of a shower enclosure with electric shower, wash basin & WC, wall mounted mirror, heated towel rail, window to the rear elevation and tiled flooring.

**BEDROOM TWO** 4.9m x 2.9m

With window to the rear elevation, 2 built-in wardrobes, radiator and fitted carpet.

**UPPER LANDING** 3m x 1.1m

With Velux window to the front elevation, large walk in storage cupboard also housing the hot water tank, radiator, fitted carpet and doors leading to Bedroom Three and Bedroom Four.

**BEDROOM THREE** 4.2m x 4.1m

With window to the side elevation, Velux window to the front elevation, radiator and fitted carpet.

**BEDROOM FOUR** 4.2m x 3.5m

With dual aspect Velux windows to the front & rear elevations, radiator, fitted carpet and door leading to Bedroom Five.

**BEDROOM FIVE** 4.2m x 2.4m

With window to the side elevation, radiator and fitted carpet.

**BATHROOM** 3m x 2.5m

With white suite comprising of a bath with electric shower over, wash basin, WC & bidet, heated towel rail, radiator, Velux window to the rear elevation and vinyl flooring.



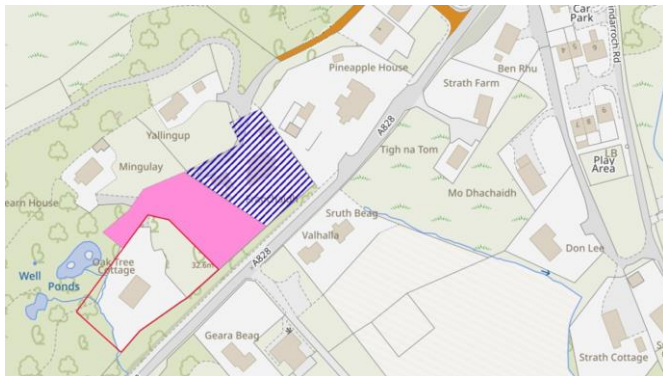


## GARDEN

With sizeable garden surrounding the property, laid partly with grass and partly with gravel and offset with mature trees, bushes, bushes & seasonal planting. The garden benefits from the open mountain views and offers areas for garden furniture and for dining alfresco. There is a covered decking area to the front of the property which is the perfect outdoor space to enjoy the views throughout the year. The side garden houses a timber shed and storage container. The gravelled driveway provides ample parking for multiple vehicles.

## DUROR

Duror is a small rural village situated between Fort William and Oban. It offers a range of facilities including an excellent village primary school and a well-used community village hall. Secondary schooling is available in the nearby village of Kinlochleven which is accessed by a school bus. There is also a bus service which operates daily to and from Oban, Fort William, and surrounding areas. Being part of the 'Outdoor Capital of the UK', Duror and surrounding areas offer a large range of sports and outdoor activities, including winter sports, beautiful hill and forest walks, climbing, indoor ice climbing, mountaineering, fishing, water sports, downhill mountain biking and golfing. A cycle track passes through the village and runs from Glencoe through to Oban.



# Oak Tree Cottage, Duror



*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 & drainage

**Council Tax:** Band E     **EPC Rating:** E43

**Local Authority:** Highland 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.

## DIRECTIONS

From Fort William take the A82 southbound heading towards Ballachulish, after the Ballachulish Bridge take the first exit at the roundabout, sign posted for Oban A828. Continue on the A828 for approx. 5.5 miles, passing Duror Village Hall (on the right). Turn right into Kirk Side bear right, follow the road along, at the junction go down the hill to the left, continue past the Gite keep straight ahead, Oak Tree Cottage is the last property on the left hand side and can be identified by the For Sale sign.

## LOCATION

Steeped in history, Duror is surrounded in the most breathtaking scenery of mountains and lochs, wonderful sandy beaches, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round.

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

## PROPERTY

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