



Manor Cottage

Gallanach Road | Oban | PA34 4LS

Guide Price £499,950

Fiuran
PROPERTY

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Manor Cottage is a beautifully positioned shorefront Bungalow featuring 4 Bedrooms and a range of versatile outbuildings. This exceptional property boasts breathtaking sea views and stunning sunsets over Oban Bay and the Sound of Kerrera, offering a rare opportunity to enjoy coastal living only a short distance from the town centre.

Special attention is drawn to the following:-

Key Features

- Detached shorefront Bungalow with 4 Bedrooms
- Breathtaking sea views towards Oban Bay & Kerrera Sound
- Quiet setting, only 5-minute walk from town centre
- Porch, Hallway, Kitchen, Lounge/Dining Area, Sun Room
- 4 Bedrooms, En Suite Bathroom, Shower Room
- Large, partially floored Attic space with Ramsay style ladder
- Gas central heating & fireplace with electric fire
- Double glazing, with window coverings included
- Piano included & white goods available separately
- Detached Chalet, Workshop, Garage & Historic Cottage/Hut
- Easily maintained garden surrounding property
- Private, off-road parking for several vehicles
- Improvement potential & no chain
- Direct sea access



Manor Cottage is a beautifully positioned shorefront Bungalow featuring 4 Bedrooms and a range of versatile outbuildings. This exceptional property boasts breathtaking sea views and stunning sunsets over Oban Bay and the Sound of Kerrera, offering a rare opportunity to enjoy coastal living only a short distance from the town centre.

The accommodation comprises entrance Porch to the rear, spacious Hallway, fitted Kitchen, open-plan Lounge/Dining Area, 4 Bedrooms (including Master with built-in wardrobes & En Suite Bathroom), family Shower Room, and Sun Room.

Externally, the property features a detached Chalet with Garage & Workshop below. The Chalet currently offers an open-plan Kitchen/Living Area, Bedroom & Shower Room, and benefits from a Building Warrant (24/00669/DOM4) to make alterations. There is also a historic Cottage within the grounds, The Hut, which offers further development potential (subject to the relevant consents).

Located next to the Sailing Club, the front garden provides direct shore access, and there is ample private parking for several vehicles to the rear of the property.

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

APPROACH

Via shared private driveway to the rear of the property leading into the private parking area. The entrance is at the rear into the Porch.

PORCH 2.35m x 2.1m

With windows to the rear elevation, radiator, vinyl flooring, opening to the Sun Room, and glazed internal door leading to the Hallway.

HALLWAY

With radiator, fitted carpet, access to the Attic, and doors leading to the Kitchen, Lounge/Diner, 3 Bedrooms and the Shower Room.

KITCHEN 3.6m x 3.05m

Fitted with a range of wooden base & wall mounted units, worktop, stainless steel sink & drainers, tiled splash-backs, windows to the front elevation, space for dining furniture, and door leading to the Dining Area. White goods available separately, if required.



LOUNGE/DINING AREA 8.4m x 6.15m (max)

With large Bay window to the front elevation, 2 radiators, attractive fireplace with electric fire, 2 shelved recess units, fitted carpet, door leading to Bedroom Two, and glazed French doors leading to the front garden. Piano included.

BEDROOM ONE 4.3m x 4.25m

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

EN SUITE BATHROOM 3m x 1.85m

With bath, mixer/tap shower attachment, WC, vanity wash basin, radiator, vinyl flooring, and window to the side.

BEDROOM TWO 3m x 3m

With window to the side elevation, radiator, fitted carpet, and door leading to the Sun Room.

SUN ROOM 5.45m x 1.05m

With windows to the rear & side elevations, radiator, coat hooks, and vinyl flooring.

BEDROOM THREE 3.5m x 3m

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

BEDROOM FOUR 3.55m x 3m (max)

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

SHOWER ROOM 3m x 1.85m

With WC, wash basin, shower enclosure with mixer shower, radiator, 2 built-in shelved cupboards, vinyl flooring, and window to the rear elevation.

ATTIC 16.5m x 2.35m

Partially floored, with lighting & Ramsay style ladder.



CHALET: KITCHEN/LIVING AREA 5.55m x 1.75m

With kitchen units, stainless steel sink & drainer, vinyl to kitchen area, fitted carpet to living area, window to the side elevation, and door leading to the Bedroom.

CHALET: BEDROOM 4.6m x 2.75m

With 2 windows to the side elevation, fitted carpet, and door leading to the Shower Room.

CHALET: SHOWER ROOM 2.95m x 0.85m

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

GARAGE 5m x 3.5m

With electric up-and-over garage door, pedestrian door, polycarbonate roof sheets, and opening to the Workshop.

WORKSHOP 4.5m x 4.1m (max)

With power & lighting.

THE HUT 5.3m x 2.6m

Historic stone-built Cottage, with 2 windows to the front elevation, period fireplace, ceiling pulley, wooden panelling to walls, concrete floor, and tiled roof.

GARDEN

The easily maintained garden wraps around the property and is predominantly laid to lawn, complemented by a selection of mature shrubs and trees, traditional stone walls, and a designated drying green. There is also an external Store to the side of the property. With direct access to the sea, the property is perfectly suited to watersports enthusiasts. To the rear, a spacious tarmacked area provides ample private parking for multiple vehicles.



Manor 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, gas, and drainage.

Council Tax: Band G

EPC Rating: D68

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, public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square, follow the signs for the CalMac ferry pier. Continue past the pier and proceed along Gallanach Road for approximately $\frac{1}{4}$ mile. Manor Cottage 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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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