



Corra-Ur

Barran | Kilmore | PA34 4XR

Guide Price £380,000

Fiuran
PROPERTY

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Corra-Ur is a beautifully presented 4 Bedroom detached Bungalow with double Garage, set in the desirable Barran Estate in Kilmore. Fully refurbished internally, the property offers bright, modern accommodation and would make an ideal family Home.

Special attention is drawn to the following:

KEY FEATURES

- Stunning 4 Bedroom detached Bungalow
- Located in sought after estate near Oban
- Vestibule, Lounge, Kitchen/Diner, Hallway
- 4 double Bedrooms, Bathroom, Shower Room
- Double Garage with power & lighting
- Excellent storage, including partially floored Loft
- LPG central heating & double glazing throughout
- Wood burning stove to Lounge & Kitchen/Diner
- Modern features, including ceiling downlights
- Blinds & integrated white goods included in sale
- Glazed doors from Kitchen/Diner to BBQ area
- Solar panels generating circa £900 per annum
- Yale wireless alarm system
- Garden surrounding property
- Timber log & bin stores, external LED smart lights
- Sizeable cellar with power & lighting
- Private parking for several vehicles



Corra-Ur is a beautifully presented 4 Bedroom detached Bungalow with double Garage, set in the desirable Barran Estate in Kilmore. Fully refurbished internally, the property offers bright, modern accommodation and would make an ideal family Home.

The accommodation comprises entrance Vestibule, bright & spacious Lounge with wood-burning stove, modern fitted Kitchen/Diner with a range of integrated white goods & glazed doors leading to the garden, 4 double Bedrooms, gorgeous family Bathroom, and contemporary Shower Room. There is also a sizeable, partially floored Loft space with lighting.

This highly desirable property benefits from LPG central heating, full double glazing, and excellent storage throughout. The surrounding garden presents a versatile and appealing outdoor space.

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

APPROACH

Via private driveway/parking area to the side of the property, and entrance at the front into the Vestibule or at the rear into the Utility Room.

VESTIBULE 1.8m x 1.7m

With window to the front elevation, radiator, wood effect flooring, and glazed door leading to the Lounge.

LOUNGE 5.3m x 4.15m

Partially open-plan to the Kitchen/Diner, with window to the front, radiator, wood-burning stove (serving the Lounge & Kitchen/Diner), and wood effect flooring.

KITCHEN/DINER 5.3m x 4.2m

Fitted with a range of modern white gloss base & wall mounted units, under-cabinet lighting, quartz work surfaces, inset sink, double built-in electric Neff oven & microwave, warming drawer, Neff induction hob, worktop extractor fan, Neff fridge/freezer, Neff dishwasher, integrated bins, boiling water tap, radiator, wood effect flooring, window to the rear, and glazed doors leading to the garden.



HALLWAY

With radiator, built-in cloak cupboard, wood effect flooring, access to the Loft, and doors leading to the Kitchen/Diner, Utility Room, all 4 Bedrooms, the Bathroom and the Shower Room.

UTILITY ROOM 4.25m x 3.35m

Fitted with modern white gloss base & wall-mounted units, complementary worktop, stainless steel sink & drainer, space for washing machine & tumble dryer, wall-mounted clothes airer, radiator, LVT flooring, and external door leading to the rear of the property.

BEDROOM ONE 4.4m x 3.55m (max)

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

BEDROOM TWO 3.55m x 2.9m

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

BEDROOM THREE 3.8m x 2.7m

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

BEDROOM FOUR 3.5m x 2.6m

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

BATHROOM 3.15m x 1.8m

With modern white suite comprising whirlpool bath, WC & wall-hung vanity wash basin with drawers, walk-in shower enclosure with electric shower, chrome heated towel rail, wall-mounted mirrored cabinet with LED lighting & Bluetooth speakers, extractor fan, built-in linen cupboard, Respatex style wall panelling, and vinyl flooring.



SHOWER ROOM 3.8m x 1.6m

With modern white suite comprising WC & wall-hung vanity wash basin with drawers, walk-in shower enclosure with mixer shower, chrome heated towel rail, wall-mounted mirrored cabinet with LED lighting & Bluetooth speakers, extractor fan, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

CELLAR

Giving full underfloor access, with power & lighting, and housing the hot water cylinder and LPG boiler.

GARAGE 5.85m x 5.45m

With 2 garage doors to the side elevation, window to the front, power, and lighting.

GARDEN

The surrounding garden offers prospective purchasers the opportunity to tailor the outdoor space to their own taste. A patio area to the side of the property enjoys all-day sun and provides an ideal setting for outdoor seating and barbecuing. The tiered front garden is partially laid to lawn and offers excellent potential for raised decking. The grounds also include a timber log store and bin store. External LED smart lighting, controlled via an app, enhances both security and ambience. A private driveway provides off-street parking for several vehicles.



Corra-Ur, 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. LPG tank. Solar panels.

Council Tax: Band F

EPC Rating: C71

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 near the property, with a regular bus service.

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. Follow the road, crossing a small bridge, then take the next left. Carry on straight ahead into the Barran estate, then take a right. Corra-Ur is on the right.

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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