



## 5 Bed Detached House

Fixed Price: £415,000

Braeview, Balvicar, By Oban, Argyll, PA34 4RA

Set amid stunning scenery with sweeping views towards Seil Sound and the surrounding hills, 'Braeview' offers the perfect balance of rural serenity and coastal charm. This spacious five-bedroom detached home completed 2009, blends comfort and modern convenience — perfect for those seeking space, scenery, and a sense of calm away from the hustle and bustle. The beautifully maintained garden welcomes regular visits from pheasants, native birds and Roe Deer transiting from the hills behind the property down to Ballachuan Nature Reserve, creating a true haven for nature lovers. Despite its peaceful setting, this fantastic home enjoys a regular bus service from opposite the property to Oban town centre, hospital and high school. Nearby amenities including, popular local eateries such as the Oyster Bar & Restaurant, Tigh An Truish Inn, village shop with Post Office, golf club, and primary school. Council tax band F - EPC rating C75.



  
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#### Entrance Hallway 4.39m x 2.05m

Inviting space with oak flooring, two inbuilt cupboards, feature lighting, stairs to first floor accommodation and designer glazed wall blocks adding light from adjacent rooms.

#### Lounge 7.08m x 4.67m

A bright and welcoming room with large bay windows framing the rural views to the front. Features include a living flame gas fire with attractive surround, oak flooring, central heating radiator, and glazed door leading to previous deck area. Ample space for lounge furniture. A local decorator has estimated £1,200 to plasterboard then paint the current timber ceilings if required.

#### Kitchen/Diner 5.80m x 4.69m

Offering picture window views to the front with plenty space for family dining. Fitted with a range of wooden wall and base units, work surfaces, breakfast bar, and tiled splashbacks. Includes a range cooker with gas hob and electric oven, stainless steel extractor, sink and drainer. Pantry cupboard, tiled flooring in the kitchen and vinyl in the dining area and French doors lead to side porch, Rear door to the utility room with space and plumbing for white goods. A local decorator has estimated £1,200 to plasterboard then paint the current timber ceilings if required.

#### Glazed Porch 1.81m x 1.45m

A charming glazed multipurpose area with a glass roof and door opening onto the south Facing composite deck area.

#### Utility room 2.19m x 1.99m

Fitted with wall and base units, work surfaces, sink and drainer. Includes a side window, external rear garden door, space and plumbing for white goods.

#### Bedroom one 3.89m x 3.30m

Double bedroom with ensuite facilities that is currently used as a home office, with fitted desk, carpeted flooring, radiator, rear garden views and access to en suite shower room.

#### En suite shower room 2.72m x 1.22m

Comprising WC, wash basin, quadrant shower enclosure with thermostatic shower, chrome heated towel rail, and partial wall tiling.

#### Bedroom two 2.74m x 2.70m

A cosy single bedroom or home office with rear-facing window, fitted carpet, and radiator. Space for freestanding furniture.

#### Family Bathroom 2.73m x 1.73m

Fitted with a white three piece suite including full size bath with shower and screen above, WC, WHB, heated towel rail and wall mounted mirror with light and shaver point above.

#### First floor landing 4.86m x 1.23m

Velux to the rear, fitted carpet, radiator, two large built-in cupboards. Loft hatch with ladder access to fully floored and insulated with lighting

#### Bedroom three 3.23m x 3.22m

Double room with front-facing windows, built-in wardrobes, fitted carpet, radiator, and private en suite.

#### En suite shower room 2.15m x 1.79m

Featuring WC, wash basin, quadrant enclosure with electric corner shower, heated towel rail, and Velux window.

#### Bedroom four 3.21m x 2.11m

A comfortable bedroom with front-facing Velux window, radiator, and fitted carpet.

#### Shower room 2.13m x 1.68m

With WC, wash basin, shower enclosure, heated towel rail, and Velux window.

#### Bedroom five 4.18m x 3.60m

A generous double bedroom with windows to the front and side, built-in wardrobes, fitted carpet, radiator, and private en suite.

#### En suite shower room 3.06m x 2.07m

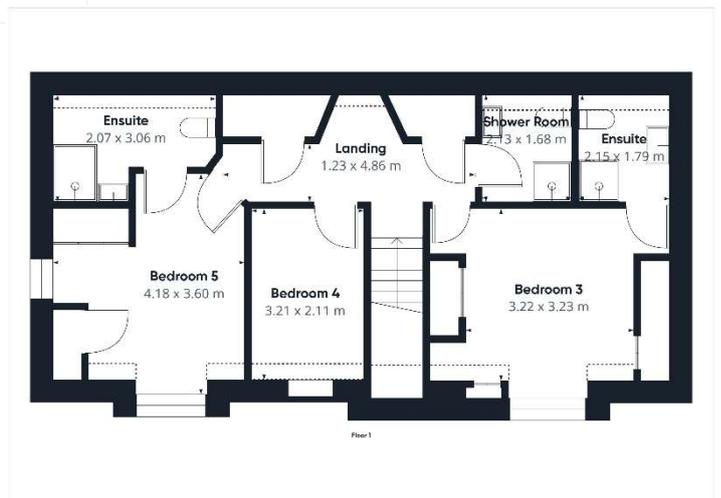
Comprising WC, wash basin, electric shower enclosure, tiled flooring, heated towel rail, and rear Velux window.

#### Integral garage/workshop 7.05m x 3.67m

Accessed via an up-and-over door to the front or pedestrian door to the rear, with power, lighting and space for work benches. Timber stairs to loft area above for additional storage or potential home office fully floored with electricity lighting and socket points. Carport located to the side of the garage.

#### Grounds

The enclosed rear garden is mainly laid to lawn, framed by mature shrubs and trees, and bordered by a striking stone wall. To the side, a composite deck with glass balustrade offers magnificent views over Seil Sound and the surrounding countryside — perfect for entertaining or unwinding in the sun. The mono-blocked driveway to the front provides ample parking for several vehicles and is enclosed by low-maintenance fencing. A carport sits to one side of the garage for additional covered parking etc.



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